

# **Westlake Townhome Owners Association**

## **Board of Directors Meeting**

### **June 17, 2026**

### **Minutes**

#### **1. CALL TO ORDER**

Carla Kurtz called the meeting to order at 7:00 PM.

Present: Jim Lennon, Carla Kurtz, Alexis Kalish, Steve Hochberg, Tim Cherwin, Becky Davis, John Pappanduros

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli

Pledge of Allegiance

#### **2. APPROVAL OF MINUTES**

Jim Lennon made a motion to approve the Minutes from the May 20, 2026, Board of Directors Meeting. Becky Davis seconded the Motion. Discussion: None

Vote:

|             |         |
|-------------|---------|
| Davis       | Aye     |
| Cherwin     | Abstain |
| Kurtz       | Aye     |
| Lennon      | Aye     |
| Hochberg    | Aye     |
| Kalish      | Aye     |
| Pappanduros | Aye     |

The Minutes of the May 20, 2026 Board Meeting are approved.

John Pappanduros made a motion to approve the Minutes from the June 3, 2026, Annual Meeting. Alexis Kalish seconded the Motion. Discussion: None

Vote:

|             |     |
|-------------|-----|
| Davis       | Aye |
| Cherwin     | Aye |
| Kurtz       | Aye |
| Lennon      | Aye |
| Hochberg    | Aye |
| Kalish      | Aye |
| Pappanduros | Aye |

The Minutes of the June 3, 2026 Annual Meeting are approved.

Tim Cherwin made a motion to approve the following officers for the upcoming year. President-Carla Kurtz. Vice President-Jim Lennon. Secretary-Tim Cherwin. Treasurer-Mike Grilli. Steve Hochberg seconded the motion. Discussion: None Vote:

|             |     |
|-------------|-----|
| Davis       | Aye |
| Cherwin     | Aye |
| Kurtz       | Aye |
| Lennon      | Aye |
| Hochberg    | Aye |
| Kalish      | Aye |
| Pappanduros | Aye |

The motion to elect officers is approved.

### **Report from the Bloomingdale Police Department**

The Bloomingdale Police were not in attendance.

## **3. FLOOR INQUIRES**

### **A. Violations**

Ruth Dorsey from 222 Oakwood received a violation for parking. She explained the vehicle was there for a short time as she was having a bit on an emergency.

Becky Davis made a motion to waive the fine at 222 Oakwood for parking. Steve Hochberg seconded the motion. Discussion: None Vote

|             |     |
|-------------|-----|
| Davis       | Aye |
| Cherwin     | Aye |
| Kurtz       | Aye |
| Lennon      | Aye |
| Hochberg    | Aye |
| Kalish      | Aye |
| Pappanduros | Aye |

The motion is approved.

Roberta Rivera from 318 Colony Green Drive received a violation for the rear cross over fence. She stated she did not know what was wrong with it. Jim Lennon stated it was an issue with the gate. Roberta stated she would have it repaired before the next meeting. The issue is tabled until July.

### **B. General Comments**

Marty from 239 Lakeshore asked if something could be put in the newsletter about not feeding wild animals. Paul Henderson stated it would be in the next newsletter.

Luz Luna from 283 Colony Green Drive asked if she could have the late fee waived from last month. She stated she was having issues with the ACH payment system. Jim Lennon made a motion to waive the late fee at 283 Colony Green Drive. Time Cherwin seconded the motion. Discussion: None Vote:

Davis Aye  
Cherwin Aye  
Kurtz Aye  
Lennon Aye  
Hochberg Aye  
Kalish Aye  
Pappanduros Aye  
The motion is approved

#### **4. COMMITTEE REPORTS**

##### **a. Exterior Maintenance**

Tim Cherwin reported that spending for the month of May was \$39,000.00. The 2026 woodwork project is approximately 80% complete. The painting project is approximately 50% complete. Garage door replacement will be determined after the roofing project is complete. Concrete will take place in late summer or early fall. The roofing project is set to start July 8, 2026.

##### **b. Landscape Maintenance**

Jim Lennon reported for the month of May spending totaled \$23,700.00. Bush trimming has begun and will be ongoing. Paul Henderson and Jim Lennon met with the management of Premier regarding some concerns.

##### **c. Rules/Facebook Committee**

John Pappanduros had no report. The Facebook page had reminders about fireworks are illegal in Illinois.

##### **d. Social & Recreation Committee**

Alexis Kalish and Becky Davis reported The Corn Roast will take place in August. They are working on getting raffle prizes for the day of the Roast. It was also noted that we need more volunteers for the day of the Corn Roast. Wacky Water Day will be held on July 10, 2026.

##### **e. Finance and Treasurer's Report**

Mike Grilli reported expenses for the month of May were \$120,000.00. We had a surplus for the month of \$11,000.00. Cash was up \$2,500.00. Receivables were up \$9,200.00. Liabilities were up \$800.00. Delinquencies were up nine units and up \$9,800.00. Mike noted that two accounts are currently in court. Mike also noted the check from Xfinity was received.

##### **f. Nominating Committee**

No Report.

g. **Clubhouse Decorating Committee**

No Report

h. **Garden Committee**

John Pappanduros the hanging baskets were purchased and installed at the clubhouse.

5. **OLD BUSINESS**

**A. Tabled Violation**

No members were in attendance for tabled violations.

**B. Reserve Study**

It was noted we have three quotes for performing a reserve study. The issue will be discussed later in the year.

6. **NEW BUSINESS**

**A. Written Violation Notices**

Syed from 204 Lakeshore Lane sent in a letter asking to waive the fine for having items stored in front of his garage. He stated they were removed the day they received the notice. Jim Lennon made a motion to waive the fine at 204 Lakeshore Lane. Alexis Kalsih seconded the motion. Discussion: None Vote

Davis           Nay

Cherwin       Aye

Kurtz          Nay

Lennon       Aye

Hochberg     Aye

Kalish         Aye

Pappanduros   Nay

The motion is approved

7. **ADJOURNMENT**

The Meeting was adjourned at 7:32PM. The next Board Meeting is scheduled for Wednesday July 15, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson