

Southwest Home Equity Assurance Program
BOARD MEETING MINUTES
August 4, 2025

CALL TO ORDER

Chairman Koczwara immediately after the Budget meeting. He asked Commissioner Tully to take roll call.

COMMISSIONERS IN ATTENDANCE

Chris Koczwara
John Kurtovich
Ray Nice
John Tully

ALSO PRESENT

Neil Renzi, Renzi & Associates
Elsa Bekele, CPA
Victoria Gaspar, Executive Director

APPROVAL OF MINUTES

Chairman Koczwara asked for a motion to approve the minutes of June 9th, 2025. Commissioner Nice made a motion to accept the minutes presented from June 9th, 2025. Commissioner Tully second the motion. All in favor voted “Aye”. The minutes of June 9th passed unanimously.

GUEST SPEAKER

Chairman Koczwara introduced Mr. Neil Renzi from Renzi & Associates to present on the annual Home Comparison Study. There was a brief discussion on the prices of homes in the district and the information presented. Chairman Koczwara asked Mr. Renzi if prices have gone down a bit. Mr. Renzi explained that prices have decreased nationally, not in the district. Subsequently, Vice Chairman Kurtovich asked how the district fares in comparison to the nation and if numbers are showing a decline in value. Mr. Renzi explained that there has not been a decline and if anything, there is an increase in the district. After seeing that there were not any other questions, the Board thanked Mr. Renzi for the presentation and his time.

FINANCIAL REPORT

Chairman Koczwara asked Commissioner Nice to introduce the Financial Report. Commissioner Nice deferred to Ms. Bekele. Ms. Bekele began by informing the Board that there is not much activity because it's the start of the fiscal year and it only has been a month. She did review the small activity that was recorded that included revenue and salaries. Seeing that there were not any questions, she moved onto the balance sheet. Ms. Bekele mentioned that there is still a growing high interest rate and that investments were still favorable. She asked the Board if they had any questions. Since that there were none, Vice Chairman motioned to accept the Financial Report as presented. Commissioner Tully second the motion. It passed unanimously.

CHAIRMAN TIME

During Chairman Time, it was mentioned that Marquette Bank was hosting a scholarship golf classic. The proceeds support their education foundation. A discussion ensued on sponsorship opportunities. The Board decided to proceed with sponsorship that includes a foursome at the golf event. Commissioner Nice made a motion to approve the sponsorship. Commissioner Tully second the motion. All in favor said “Aye”. It passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Ms. Gaspar updated the Board on 106 new registrations and 286 open home improvement loans. She explained that Program 1 is still the most popular, having 194 members use it. Lastly, Ms. Gaspar provided a summary of upcoming events that included donations to the Westlawn National Night Out and the Westlawn Senior Fair in September. She asked the Board if they had any questions. Seeing that there were none, she concluded her report.

NEW BUSINESS

Ms. Gaspar informed the Board that neighbors had reached out to their local alderman regarding a tree that is partially on SWHEAP's private property. She explained that there was concern over branches that hung on electrical wires and near the alley light. SWHEAP had trimmed the tree in the past and Ms. Gaspar asked the Board what they thought of assisting with the issue again.

There was a discussion on actions in the past, future solutions, cost, liability, question of responsibility and the precedent being set. Ms. Gaspar also proposed to remove the tree to be neighborly and that it would be beneficial for the community. There was not a vote, and it was decided that Ms. Gaspar would contact the arborist used last year to receive a quote on trim and removal. The Commission will continue the discussion.

ADJOURNMENT

Commissioner Nice made a motion to adjourn. Commissioner Kurtovich second the motion. The meeting of August 4th was adjourned. Next meeting is October 6th.