

WESTMONT BOARD MEETING MINUTES – JULY 17, 2023

Board Attendees: John Ziegelmeyer, Larry Tittle, Blaine Halvorson, Ray Hawk, Nancy Kocourek

Absent: Linda Stogsdill

Other Attendees: Brenda Flagler, Don & Denise Niemackl, Steve & Denise Mason, Pam Tittle, John Rudzinski, Robbi Arenson, Jake Schulzinger, Murray & Marilyn Rubin

President: John Z called the meeting to order at 6:30.

Iron Treatment for Pin Oaks update – Ryan has treated about 20 trees and TLC has treated a few. Ryan estimated 30%-40% in Westmont could need treatment. Ryan will treat thru August.

John Z said we will have an August meeting unless we do not have a quorum.

Treasurer: John called on Blaine for his report.

Blaine referenced the nutsedge lawn application that did not have a line item. Not adjusting accounts, but making notes for the 2024 budget. We make payments pulling from one account and recording in another.

Delinquent dues – 2 homeowners going on 2 months late, will follow up about their payments. These both seem to go for a month or two and then get current. Might have 2 more HAKC is showing late but could be their reporting date. We have an approximate 50 auto pays.

We still are on track to finish in the black.

Vice President: John called on Larry for his report.

Larry advised we have one new ARC submitted this month. Michelle Van Mill is having her deck replaced. Hopes to complete the replacement in the fall.

We lost trees at the Antioch entrance from last Friday's storm. Mark Dale, John Mongoven and I pulled the trees back onto the island. Precision was called and would arrange to clean up Monday, the 17th.

Precision does not have the equipment to grind out the stumps, need to find someone. They did remove all 3 trees. John Z advised our insurance may cover some of the loss. Will advise.

Larry advised he and Pam had walked the neighborhood to find 9 Pin Oaks considered as boarder trees between the curb and sidewalk. He plans to contact owners to make them aware they are their trees and need an iron treatment. Larry spoke with Ryan and scheduled one for treatment. Nancy thought this information should be put in the Newsletter.

Larry advised he has come in contact with a couple of roof mates that have some problems, trying to help them out. One has wood rot and possible termites, roof mate had same problem and damage was extensive. Keep you updated.

Secretary: John Z advised no secretary report. Jan had notified by email just before the meeting she was resigning. We will work to fill her position as soon as possible. In the interim the Secretary/Treasurer positions can be held by the same person. Larry made a motion to have Blaine take over the Secretary duties until the position is filled. Ray seconds the motion and Blaine accepted.

Lawn & Grounds: In Linda's absence, Larry reported he had 2 complaints about the shrub trimming. He spoke with both neighbors and have calmed down from the initial complaint.

Nancy had concern about the last lawn treatment for the nutsedge, why did we not vote on it before hand? Blaine explained the lawn & grounds has some leverage to make the decision.

Nancy has taken updated pictures for plantings that need to be removed. She needs an updated estimate from Mark to remove the plantings. The Board will review when estimates are received.

Social Chair: Ray thanked Brenda for heading up the "happy hour" we had at Pinstripes. We had about 35 neighbors in attendance. Possibly have another "happy hour" in the fall, will advise. No dates have been set up for new activity at this time. Garage sale in September.

Newsletter Chair: Carol was unable to attend tonight's meeting. She requests items for the newsletter be sent on 7/20/2023.

New Business:

Questions about the Welcome Packet came up from a few people. Nancy & John Z to look it up on the website and review the information. Need to follow up with HAKC when new residents receive the packet.

Denise Mason is concerned about one of the plantings at 119th entrance. One of the shrubs makes it difficult to see turning onto 119th. Need to follow up.

Meeting adjourned 7:30.

Respectfully Submitted, John Ziegelmeier, President

