

## MINUTES

Date: 20 <sup>th</sup> October 2020	Westmont Homes Association AGM Zoom Virtual Meeting	Start: 18:30 Finish: 19:41
Attendees	Sam Harpalani (Newsletter/Communications) Beverly Kitts (President) Sharon Kralicek (Vice President) Denise Mason (Social Chair) Ian Morris (Secretary) John Rudzinski (Grounds Chairman) Michelle Van Mill (Treasurer)	SH BK SK DM IM JR MV

Apologies		
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Other Attendees	Pamela Tittle Huang (Jane) Xiaojing Fernando Marengo John Ziegelmeyer Hilda Magilow (HM) Carol Searcy Becky and Harold Raasch Pat Bever Jacob Schulzinger (JS) Don and Denise Niemackl Roberta Arenson Murray Rubin (MR) Linda Durrell Bonnie Rudzinski Nancy Kitts Woodworth Michelle Van Mill Steve Mason Skip and Linda Stogsdill Pat Bever Sue Rodgers (SR) Mindy Foreman
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### Minutes

Minutes for October 2019 were approved by IM and seconded by MV.

### Presidents Report

BK started the meeting by informing every one of the activities undertaken by the board during 2020, which included the creation of a new Property review form and generation of a new property inspection form, in an effort to standardize the process to be in line with the Overland Park guidelines. The board also produced a new

Welcome to Westmont Packet for all new homeowners. This is now in service and delivered to all new residents and a copy is available at the HAKC Website. In addition, we are currently working on Lot Owner Execution papers. BK encouraged homeowners to sign the documents and volunteered to notarize if they wish. In addition, we are also looking to form two sub-committees to assist the board - the areas we are looking at are, ARC Applications and inspections once work is complete, and also Lawn & Grounds. One of the other large items conducted this year was the Lawn & Grounds bid, the existing contract coming to an end in December 2020. The board invited several companies and carried out appropriate due diligence, references etc. We are happy to acknowledge Precision Lawn and Landscape LLC (Mark Huffman).

## **Financials**

MV addressed the meeting, with an opening statement acknowledging how much effort and time being a member takes and showed her respect and appreciation to all the board members. A special thanks to Beverly, John and Denise who have served their term this year with the time you have invested, and knowledge passed on is invaluable.

MV made the meeting aware that we had received payment back for the Roof last January 2020, this payment was immediately logged into our bank account in February 2020. The value was \$6,100. Should anyone wish to have additional information, please contact me directly.

MV proceed to inform the meeting on revenues and expenses for the year including the first 8 months of the financial year.

A summary: -

- Account Management – Projected to be within budget.
- TLC (Lawn & Ground) is projected to come in \$17,000 under budget, mainly due to budgeted snow removal not used, and a few missed mows due to the weather. Please be aware the year is not complete yet and this could change, with the winter snow approaching.
- Trash collection on budget.
- Other expenses forecasted to come in under budget around \$3,777, mainly due to absence of social events, garage sales not taking place and lower legal fees.

This puts our reserve balance at the end of August 2020 at \$152,008.32. Please recognize that the guidelines call the HOA reserve being equal the total budget of project income.

We currently have one CD for \$30,000.00, which comes up for renewal in January 2021, the other we had matured in June 2020, so we left this in our cash account until rates improve.

Regarding monthly dues, our preliminary budget, if we kept monthly contributions at \$74 per month per household, our expenditures would exceed our revenues by an estimate of \$27,332. The board recommend a \$12 per household increase up to \$86. This will start in January 2021 if approved during our board meeting in December 2020. With this increase, our shortfall would only be \$3,427.

Please be aware the reserve included the current year unused amount bringing the estimated budget for 2021 at \$175,459. Please be aware that with the increase, we still do not project to have a full year's reserve.

MV commented that an increase in dues was inevitable, no matter who we chose for the Lawn and Grounds contract.

## **Vice Presidents Report**

SK advised the meeting on the property values report. We inspected properties that had a poor/fair report issued in 2019, totaling 105 homes. We used a new form generated by the board to carry out the inspections. This enables multiple people inspecting to use one standard form in a more consistent manner. Following the inspections, properties that came under the minor category were requested to improve over a 3-month period. This was for things like lawn care, weeds etc. A re-inspection was carried out post 3-months and thankfully there was not a requirement to contact the City to intervene. Properties that came under long term repair are being re-inspected over the next month, this was requested to be completed within 12 months. A copy of the inspection is available at the KAKC website.

We received more than 30 ARC forms this year, many homes have been completing home improvements, very encouraging and a BIG Thank you to all homeowners who continue to improve Westmont. Many homeowners found that following the inspections it did highlight areas such as wood rot that can cause damage to your property.

## **Lawns & Grounds**

JR informed the meeting, reiterating the commitments of homeowners for their support on the bid for Lawn & Grounds, a huge thank you. Very pleased to have Precision Lawn and Landscape LLC on board. Very encouraging he employs the same group of staff for the last 5 years. Let's all hope we do not get too much snow the rest of the year to enable the budget to stay as is. JR commented on some very high bids for snow clearing. Many homeowners contacted JR to request joining in on a joint bid for tree care/removal, this is now in the bid process for homeowners to decide on what they want. JR told the meeting that he was looking for a small local company or individual to assist at a more competitive rate for works on some homeowner's properties. BK added that she had seen, at the garden center a company called "help from a friend" <https://www.helpfromafriend.com/> and if anyone else had anything to share please let a board member know.

## **Question and Answers**

JS requested how many people had completed the certificate of completion status. KBK responded it was in the low 40's. JS stated it had been in excess of 60 a day since homeowners had been able to submit documents, and therefore should we stop, as he feels people by not signing has shown their view. BK said the board felt that due to present times this was not a priority, BK went on to let the meeting know this was not to introduce new changes but to only update on things that we are actually doing. JS felt why we should we mess with the document, again BK stated the board wanted to update on current paperwork to what our current practices are. JS wanted this matter to stop and the board stated that they would continue to try to update in line with current procedures.

MR added that he felt the document should have enabled homeowners to vote "No" and that this would have enabled all homeowners to have their input. He felt by not signing that it meant no and he felt the board was playing games. MV expressed this was not the case and that the board was trying to align paperwork to what we actually do, and that we were just trying to protect all homeowners. IM added that the board was at no stage trying to sneak anything in, but very accurately trying to reflect the paperwork to what is being carried out at Westmont. And for reference this was a unanimous decision by the board.

HM asked, how many people are on the board, and she was informed 7. HM asked how many people are in the neighborhood. There are 166 homes, so why can 7 people make a decision for the community. She felt the policies were old and outdated and that she feels that homeowners do not have a say. DM suggested that if you

want your voice to be heard, please come to the meetings. HM felt her opinion would not be recognized, DM said coming to the meeting in the past for her had proved worthwhile and encouraged everyone to attend. HM brought up the snow issues for elderly people and was concerned about homeowners. The board acknowledged they do try to take care as much as possible.

Mindy Foreman brought up the conversation of stray cats in the neighborhood and that she was arranging services to spay or neuter them at a cost of \$50 a procedure. She is talking to other residents and will be talking to Spectrum as they too have a large number of stray cats. If anyone finds kittens, she can also get them adopted. JK stated she would contribute to Mindy's, for assistance in the vet bills associated with this. It was recognized as a huge problem.

SR wanted to let the meeting know that we should have a timeframe for any documents issued by the board. She also addressed the cat issue, they are everywhere, a huge problem. She went on to say let us just leave things as they are. With the Virus, let's be considerate and please give timeframes. Could we also put in our newsletter contact names of who to go to for home improvements, BK stated we could but does not want to recommend anyone. Mindy commented that there was lots of good information on a site called "Next door" <https://nextdoor.com/>, although Westmont is not part of this.

Following the comments BK requested that anyone who did not want to sign the completion documents, please let a member of the board know, and we will update our records.

### **New Board Members**

Board votes have been counted and the new members will be Linda, Fernando and Nancy.

Vote Numbers were:

Linda Stogsdill	45
Fernando Marengo	39
Nancy Kocourek	20
John Ć	14
Steve Mason	1

### **Annual Draw**

The winners after the draw were taken by MV were Pat Bever, Ian Morris and John Ziegelmeyer. Their January fees will be waived.

### **AGM Members**

*A motion was made to adjourn the meeting, and this was seconded. The meeting was adjourned.*