

Westmont Homes Association

Board of Directors Meeting-July 21, 2008

6:30 p.m.-11919 Mackey

Attendees: Tom Armstrong, Sandy Goodwin, Brenda Flagler, Billie Napier, Bill Framel, Karen Harrison

Absent: Martin Viveros

Meeting called to order 6:40 by Tom Armstrong.

Karen Harrison was introduced as the new Board secretary.

Previous meeting minutes reviewed. No changes to previous minutes

New Business

Lawn Maintenance: 11,487.13 last month's bill. Turf treatment and tree/shrub maintenance account for high costs so far. Bill indicates we are looking ok on costs. Sandy indicated dirt too high around roses at neighborhood 119th St. entrance island. Aspen will need to smooth dirt around rose bushes. Bill to talk to Aspen, cost will be incurred, was okayed by board. Should be approx \$100 to resolve. Bill will talk with M. Viveros to request a newsletter item for group discount on installation of sprinkler systems

Property Values: Reports to be mailed this week. Remaining inspections should be completed within next two weeks per Blaine H.

Budget: Bank statement down a bit due to unexpected legal fees. Budget looking good per Billie.

Billie brought up liens filed against delinquent households, and that we will request not only delinquent fees but also fees incurred for filing of liens.

Limited action recommended for household a year delinquent in fees payment. Billie to pursue filing small claims action.

Social: Brenda –New Resident-Lois Long 8420 W. 119th Terrace. Secretary position filled. Connie Brockert has agreed to run for Social Director when Brenda's term is up. T-Bones Game was proposed as group outing, Tom indicated his son has a box for the game. Tom will check with his son regarding box reservation and follow up with Brenda.

Communications: Will use HACCD website, www.haccd.org. Need to get link in place. Kansas organizations have by-laws, meeting minutes, activities calendar. 2007 Annual meeting minutes are not on site, 2006 is in place. HACCD requests two years worth of annual minutes.

Newsletter review will be required prior to distribution to ensure appropriate information is included.

Special Committee Reports: Tom has not heard from Shirley. Recommendation that Shirley be invited to next meeting to provide update

Board position rotation will need to be kept current. Brenda will forward information to Tom regarding length of time remaining on terms for board officers. Billie willing to stay in position of Treasurer

A Nominating Committee will be formed and ask for candidates for positions of Treasurer and Social Director. Karen Harrison will fulfill remaining two years of the Secretary term. Item to be put in newsletter regarding the two positions and nominating committee volunteers.

Sandy reviewed minutes from HACCD meeting. HACCD provided summary of their fees and duties. Budgeting and financial review were covered first. Subcategories were requested (Owner's equity-restricted and unrestricted).

Emergency reserve of three months assessments recommended. Fox to change budget to calendar year (January-December). They will prepare first draft of annual budget if requested, but we will be charged.

We will prepare budget based on last two years expenditures.

Money collected for dues, late fees and interest income are problems in determining amount to budget for upcoming year. Fox can provide actuals vs. amount we budgeted on amount collected.

Stationery (\$100) will no longer be charged.

CD has matured, and motion passed to deposit in Money Market account at Country Club Bank. We can then move money to another account at later date.

Website does not allow revision of restrictions, encourages posting of by-laws. Most associations do not post restrictions. Tom receives several requests for copy of restrictions and would like electronic copy. Board will consider whether or not to post restrictions on HACCD site. By-laws can be updated by popular vote or $\frac{3}{4}$ of board. Restrictions can only be updated by 100% neighborhood approval.

HACCD offered to develop directory, but costs were much higher than what we spent. Sandy will compare their information to ours to determine their accuracy.

Contracting-HACCD does not enter into contract negotiations. HACCD gets us \$10.95 per month vs. \$16.00 for trash collection if we do not have them act on our behalf to bill each customer directly. \$7200 per year savings.

Deffenbaugh, City of Overland Park, Aspen, water and electric companies, Guyer Fence Company are relationships they manage

Benefit of autopay-paid more timely, recommended promoting via newsletter. Will request having form posted on website. Need incentive to get new members to subscribe. Possible to opt out of getting paper newsletter and receipt as a possibility to not have dues increase. The Board will determine what direction to take on this item once budget is reviewed

\$11,400 annual fee for HACCD services with no potential increase

Record Keeping-Who, What, Where, Hard and/or soft copy. These questions need to be answered, HACCD will store records for us.

Miscellaneous Discussion

(Delinquent Account) Jewel Upps estate in probate. Family dispute, Billie is suggesting lien. Tom will follow up with relative to request payment within a week before a lien is filed

From sidewalk to street is considered city property (Tom checked with city)

Yellow trees-23 trees potentially need treatment, 19 are maybe per Tom's assessment. Certificate of Substantial Completion indicates that homeowner's association is obligated to chemically treat trees when needed. Is it prudent for us to do this? Tom suggests getting report from Aspen with formal quote before moving forward on this item.

Tom will not be in attendance next month, Sandy will lead meeting.

Amendment to by-laws that states two approvals will be needed going forward for contracts.