

WESTMONT HOMES ASSOCIATION
MINUTES OF ANNUAL MEETING
OCTOBER 15, 2013

Location: Matt Ross Community Center, Overland Park

Attendees: We had 84 attend the meeting.

The evening began with a social time and a buffet dinner followed. Each resident was given a handout containing the agenda, 2012 annual meeting minutes, ballot and biographies for Board candidates, and reports from the Board members.

The location for the meeting was changed just days before due to a problem not controlled by the Board. The caterer located a new location and provided the dinner as promised. Brenda Flagler worked hard contacting all the residents who had made reservations. Brenda also put a notification in the information boxes the weekend before the meeting.

We had a guest speaker during our dinner. Rod Hoffman, attorney with Slagle Bernard & Gorman spoke to the association about the early history of homes associations in the Kansas City area. He reviewed the benefits for homeowners by forming associations with bylaws and restrictions. Rod also encouraged active associations as Westmont maintains.

Call To Order:

Shirley Knese called the business meeting to order at 7:00 PM. She welcomed everyone and also asked what new neighbors were present to stand and introduce themselves.

Introductions:

Shirley introduced the Board and their responsibilities.

- President: Shirley Knese
- Vice President & Property Values: Mike Perry
- Secretary: Pam Tittle
- Treasurer: Kris Johnson
- Social Activities: Brenda Flagler
- Communications: Barbara Kolom
- Lawn & Grounds: Tony Fink

Shirley also advised the Board consists of 7 members. We have 3 members completing their 3 year term in December 2013.

Minutes:

Shirley asked Pam to review 2012 annual minutes. Pam asked for a motion from the floor to approve the 2012 minutes. Ken Knese made a motion to accept the minutes and Prudence Loy seconded the motion. By a show of hands the minutes were passed as written.

Election:

Brenda acknowledged the three Board members leaving in December.

- Tony Fink – Presented with a certificate and a gift card for Bob Evans. Tony thanked the Board, his wife and Ken Knese for all their support.
- Kris Johnson – Presented with a certificate and a gift card for Cheesecake Factory. Kris thanked the association and the Board for their support during her term.
- Shirley Knese – Presented with a certificate and a gift card for Cheesecake Factory. Shirley thanked the Board and referenced what a great group she has been working with.

Brenda introduced the nominating committee and asked each one to please stand.

- Harold Raasch, Ginger Burns, Joe Levy and Betty Blomberg

Brenda also introduced the candidates for the new Board members.

- Hans Johansson, Ken Knese and Don Niemackl

She also requested if there are anymore nominations from the floor. No nominations were made.

Brenda asked everyone to please vote for three candidates. The nominating committee collected the ballots to be counted.

Board Reports:

Shirley asked for Board members to come up and give their reports.

Vice President's Report:

Mike Perry

- Applauded all the residents for their efforts in maintaining the Westmont property. He enjoys living here and feels it is a beautiful and desirable place to live.
- Re-inspections were conducted as a follow up to the 2012 inspections where a number of homes were still in need of some repairs.
- In an effort to create better and clearer guidelines for Westmont a volunteer committee of homeowners met and developed exterior guidelines.
- We have a Westmont ARC form to be completed when making exterior changes. Mike reminded the ARC should be submitted to the Board before work begins.
- Stated we intended to replace Westmont entrance monuments in 2013, but due to last winter's snow storms funds were wiped out. We are exploring some alternate, more permanent construction methods to extend the life of our signs thereby reducing future costs.

- Thanks to the City of Overland Park we were blessed with new curbs, streets and partial sidewalk repairs. Westmont today looks better than it has in years.

Secretary:

Shirley reviewed documents Pam maintains.

- Minutes from monthly Board meetings and the annual HOA meeting.
- Communication files on each address in Westmont
- Copies of contracts for services in Westmont.

Treasurer's Report:

Kris Johnson

- Balance Sheet: September 30th current earnings (\$965)
- Cash in bank: September 30th \$100,110 (Located at Country Club Bank)
- Income Statement: September 30th – Detailed explanations for each line item.
Current income including special projects (8,608)
- Listing of special projects \$7643: \$6,994 (Tree trimming project) - \$33(Light bulbs for entrance signs) - \$495(Tree replacement on perimeter) - \$121 (“No Soliciting” & spray paint)
- Kris was pleased to announce as of today, October 15th we do not have any delinquent maintenance dues.
- Announced we will increase maintenance dues January 2014. Last increase was April 2009. HAKC suggests we should have an average of 12 months expenses plus the unknown. Increase should be around \$8.00 tops per month.

Shirley recognized Kris for all the work she has done to maintain spreadsheets for the Board to work with. November and December the budget for 2014 will be worked on. New Board members should attend November and December meetings to help with the budget.

Communications:

Shirley asked Barb if she had anything to report. Barb advised everyone hears from her each month and not much new news tonight. Barb did thank Shirley, Kris and Tony for all their work and she appreciated their professional support. Barb did ask Margaret Dack to describe some lost sunglasses she found on her property.

Social Report:

Brenda Flagler

- Thanked everyone for coming to the Annual meeting.
- Reminded everyone of social activities each month. Check your newsletter for dates and times. Bridge Group, Bunco, Girls' Night Out, Book Club, and Tea @ 3:00

Grounds Report:

Ken Knese gave the report for Tony Fink

- Ken thanked Tony for all of his guidance this past year.
- Tree trimming was completed in January. We interviewed eleven companies and had bids ranging from \$7,000 to \$35,000. Dodson Tree Service was chosen with the low bid and received high praise for the work.
- We had late snows in February and March that exceeded our snow budget. We spent \$26,000 and our budget was \$14,100.
- Replaced some scrubs on the perimeter and a Blue Spruce at the corner.
- Purchased some extra fence parts to cover damage not covered by insurance. The grounds committee has worked on some of the repairs.
- Summit Lawn & Landscape delivered us a 30-Day notice to terminate their contract on September 27th. The last day for Summit will be October 27th. Mrs. Rodgers asked about the letter we had received from Summit for sprinkler shut down. Ken suggested to contract whomever you wish, but they would probably still honor the cost.

Election Results:

The nominating committee completed counting the ballots for new Board members.

- Hans Johansson – 62 Votes
- Ken Knese – 62 Votes
- Don Niemackl – 63 Votes

Drawing for Prizes:

We had three winners for January maintenance dues.

- Ticket #2576184 – Mike Perry, 8334 W 120th Terr.
- Ticket #2576156 – Brenda Flagler, 8335 W 120th
- Ticket #2576182 – Denise Niemackl, 8327 W 121st

President's Report:

Shirley Knese

- 2013 in Westmont started out with a bang. Trees were trimmed by the Association in January.
- February and March we received 21 inches of snow. Snow plows worked thru the night and we had walls of snow to maneuver around.
- Spring finally appeared and neighbors appeared working outside and planting flowers. The Westmont perimeter and islands were trimmed, cleaned and mulched.
- The end of summer the City of Overland Park showed up to replace curbs, streets and repair sidewalks. Neighbors shared driveways while the work was being completed.

- The new Board members will be in attendance at the November and December meetings. In January the Board will elect their officers and assign duties.
- Shirley stressed what a wonderful place Westmont is and all the good neighbors.
- Shirley thanked the hard working Board and all of the residents who have supported her during the three year term.
- Shirley also wanted to recognize Larry Tittle for helping the grounds committee.

Meeting was adjourned. Shirley asked to take a short break and we would return for questions and comments.

Comments, Question & Answers:

Bobbie Levy – **Wanted to know the parameters to deal with a neighbor about the maintenance on the exterior, lawn and trees.** – Shirley suggested trying to work with the neighbor, but could always contact the City if necessary.

Robbi Arenson – **Ask about application for Weed & Feed on the lawn this fall.**

Sam Kuppusamy – **Wanted to inquire about more neighbors working together to contract services at a reduced rate. He referenced the tree project and driveways that have been done in the past.** – Shirley suggested possibly talking with other neighbors and having Barb put something in the newsletter. **He also wanted the roses and plantings at 119th entrance to be trimmed back for visibility.** – Ken advised he would check into the problem.

Susan Black – **Made the suggestion to move the Garage Sale to the first week in October. She said May is not a good month; graduations, holidays and rain.** – Shirley said we would take it up at a Board meeting.

Vickie Harper – **Wanted to know if we are doing the reseed and renovation on the lawns this year.** – Ken advised that Summit is not going to do the renovation. **Vickie also advised she had reported a neighbor to the City for maintenance issues.**

Vickie Harper – **She had concerns when the sewer drain in their front yard would be completed. The drain had collapsed when Miles was working on it.** – Shirley suggested contacting the City again. Shirley said she would also make a call to another contact she knows.

Shirley asked if there were more questions. No questions.

Minutes submitted by Pam Tittle, Secretary of the Board