

Westmont Home Association
2018 Annual Meeting Minutes
October 16, 2018

Location: St. Thomas the Apostle Church Community Room, Overland Park, KS

Attendees: Approximately 75 residents attended the meeting.

The evening started with the social hour. Residents were each given a packet containing the meeting agenda, the 2017 annual meeting minutes, and a printed report from each Board member. The dinner was catered by Johnny Cascone's Italian Restaurant.

Call To Order: The Annual Meeting was brought to order at 6:45 pm by Carol Barlau. Carol asked each Board member to stand and be recognized. Carol welcomed new residents and asked that they stand to be welcomed.

Carol asked Secretary Mark Jenkins to review the 2017 annual minutes. Mark asked for a motion from the floor to approve the minutes. Elizabeth Almquist made a motion from the floor to approve the 2017 minutes and Beverly Kitts seconded the motion. By a show of hands the minutes were passed as written.

Board Members:

- President: Carol Barlau
- Vice President/Property Values: Shirley Knese
- Treasurer: Beverly Kitts
- Secretary: Mark Jenkins
- Lawn and Grounds Director: John Rudzinski
- Social/Newsletter Editor: Barbara Kolom

Board Reports:

President's Report: Carol Barlau

- Welcomed nine new Westmont home owners.
- Inspections were done this year. About 50% of the inspections were "good", 25% were rated "fair", and 25% of homes were in "poor" condition.
- TLC Lawn Service, after a competitive bidding process, was awarded a contract for Westmont lawn and grounds care. TLC will provide "all-inclusive" lawn care services including mowing, snow removal, shrub care, fertilizing, and grub and bug control.
- It was noted that the Board is working hard to get the best value for its members and to try to keep the rising cost of outside services as low as possible.
- A special sub-committee was formed to solicit bids to redesign the landscaping of the common areas in and around Westmont. They received bids from three companies and awarded the contract to Earth Expressions based in Overland Park.
- New messages boxes were installed beside each postal box.
- Monthly dues were increased from \$70.00 to \$74.00 in 2018.

Property Values Report: Shirley Knese

- Our subdivision is 34 years old and therefore the homes require attention.
- Shirley reported residents have been busy getting properties in top condition: improvements in landscaping; fences replaced; homes painted and wood rot corrected; decks repaired/replaced; and patios and driveways replaced. Eight roofs with wood shingles have been replaced with composite shingles.
- Shirley reminded members that an ARC form must be completed and submitted to the Board for approval of proposed improvements. It is required for any and all exterior work.

Financial Report: Beverly Kitts

- HA-KC expenses are expected to come in on budget.
- Lawn and Grounds maintenance is projected to come in \$15,000 under budget, largely due to the budgeted snow removal.
- We had some expenses this year that were not anticipated: sprinkler and electric repair and a large water bill due to a leak in the sprinkler.
- Other expenses should come in under budget in part due to unneeded legal expenses.
- Our reserves, shown in total members' equity on the balance sheet, are \$139, 953.64 as of August 31st. This is an increase of \$ 1,205 from year end 2017.
- Beverly reminded members it has been a long-standing guideline that HOA reserves should be equal to the total annual budget and is recommended by HA-KC as insurance against unplanned expenditures.
- The Board will continue monitoring expenses and will finalize the annual budget for 2019. This will include a review of our past years planned and unplanned expenses and an estimate of any potential changes.

Lawn and Grounds Report: John Rudzinski

- We are quickly working through issues with our new lawn service company (TLC). We will continue to meet your requests as quickly as we can.
- Unprecedented October rain has brought new challenges to the mowing schedule and to members who have put down new seed only to see it washed away.
- Nut grass has really been a problem this summer. Chemical applications could not keep up with this very strong outbreak of nut grass. The fall application for nut grass should help for next spring's nut grass.
- The sprinklers along the periphery of our property have been repaired and adjusted.

Social/Newsletter Editor Report: Barbara Kolom

- About the first of every month, property owners get the newsletter "What's Up Westmont?" She encouraged everyone to read it because important information about services and updates from the monthly Board meeting are the front-page headlines. There's also social news, names of our new neighbors and more.
- Barb thanked those who proof-read the newsletter before publication.
- Thanks was given to all of the members who support social events in our community: Tea At Three at the home of Brenda Flagler; Bridge at the home of Nancy Woodworth;

our annual Garage Sale; our first ever and soon to be Annual Chili Cook Off; and our first ever, soon to be Annual Summer Cook Out.

New One-Year Board Member: Sharon Kralicek: Sharon volunteered to fill a Board position for one year. By voice vote, members at the 2018 HOA meeting unanimously voted for Sharon to become a Board member.

Question and Answer Period

- Residents brought up the problem of children playing in the streets, especially on 119th Terrace. Some cars drive too fast. Suggestions: talk to parents.
- Elizabeth Almquist asked how many property inspections received a “Poor” rating. Shirley Knese responded, “Two.” Ms. Almquist questioned how the home ratings were done. Shirley described some criteria.
- Pam Title asked about smaller garbage bins. Bev Kitts said she’d ask about that during upcoming contract negotiations.
- Hilda Magilow asked if the Board could help her concerning weeds in neighbor’s yard. Shirley Knese said she’d call Ms. Magilow in the morning.

Prize Drawing:

Three lucky neighbors won one free month’s dues. The winners were:

- Skip Stogsdill
- Phil Johnson
- Bob Kohley

Carol asked if anyone had questions or concerns before adjourning the meeting. No questions from the attendees.

Meeting was adjourned.