

Westmont 2008 Annual Meeting

October 21, 2008

Meeting called to order at 6:45

New Residents were recognized: Josh & Jessie Dill, Marilyn Petr, Tanya Leibold, Lois Long, Jennifer Finnegan, Jake & Marilyn Schulzinger

Welcome and Introductions by Tom Armstrong.

2007 minutes reviewed briefly, Anne Gaulding proposed approval, Bob Gilworth seconded, minutes were approved.

The Board members were introduced. Sandy Goodwin is resigning from board effective January 1, 2009.

Clarence Foxworthy of HACCD and Ed Fogarty from Aspen were recognized

Recognition

Brenda Flagler

Dee Abbott Savage-unable to attend this evening

Martin and Anne Viveros

Election of Officers

Sandy Goodwin reviewed voting process and introduced nominees: Don Roth, Connie Brockert, Jamie Brooks and Billie Napier

Sandy Goodwin made a request for open nominations. Sandy Goodwin made a request for nominations from the floor. No names were submitted. Nominations were closed and ballots were cast,

State of the Association

Overall association condition is good, with finances continuing to be positive. Ownership pride is strong.

Board is active. Tom Armstrong reviewed ongoing board activities:

- Monthly meetings
- Monthly newsletter
- Budget preparation
- Dues collection and follow-up
- Special initiatives (Driveway replacement and irrigation system installations)
- Contracting for services (Trash collection and grounds maintenance)

- 119th Street project
- Yearly home inspection
- Social activities

Board Actions:

- Fiscal year changing to calendar year in 2009 to ease tax preparation, make budget prep easier.
- Development of document management process
- Reduced cost of annual meeting
- Additional fall grounds clean-up
- Final contract for fence installation
- Additional fence at borders to define neighborhood
- Contract for 119th St. entrance electrical installation
- Treatment of diseased trees
- Renewal of HACCD contract

Pam Winter-How will it be known what trees will be treated? Tom Armstrong responded that a list has been created and is included in meeting packet

Challenges:

- Cost increases-will dues increase? Yes, they will but it has not been determined when the increase will occur. There is currently a \$10,000 deficit. Amount of dues increase yet to be determined.
- Antioch fencing negotiations with City of Overland Park-negotiations have not yet begun to determine amount of reimbursement from OP
- Overdue assessments-two liens at this time. Per HACCD, our collections are above average
- Property maintenance-ongoing effort
- Additional Services-balance against cost. Will not add more services at this time
- Owner Participation-request for more volunteers
- Management owner equity-caution by the Board is always taken on spending the equity
- Overall economic concerns

Future Concerns:

- How to increase number of residents using electronic dues payment

Financial Report

Billie Napier discussed income and expenses. Billie explained columns of expense worksheet. Allowance for bad debt was included. 1.8% interest on money market account. \$4300 budgeted for second fall clean-up

Owner's Equity is decreasing gradually. In 2006 the equity was \$120,000, in 2007 the equity was \$106,000 and in 2008 the amount is \$108,000 but will net to \$98,000 depending on actual expenses until the end of the fiscal year.

Need to reserve 3 months of dues per board decision. \$ 54,000 in reserve

When will Antioch fencing project end? Project will end in 2010. Shirley Knese indicated City of Overland Park stated funds will be available. We will push city to provide some money back for entire fencing on Antioch.

Election Results

Sandy Goodwin stated vote tallies and announced the four candidates listed on the ballot: Billie Napier, Connie Brockert, Jamie Brooks and Don Roth were elected to the Board

Questions

Don-Niemackl-Will the Board address diseased pine trees? Tom Armstrong responded the Board has not elected to treat pines. Trees at Westmont owned land at the corner of 119th and Antioch, however, may be addressed by board.

Betty Craney-What about trimming trees behind homes? Tom Armstrong responded: The Board addressed trimming of front trees two years ago, but not those in resident backyards. Those trees will be the responsibility of the resident.

Martin Viveros-What will happen to monetary reserves? Tom Armstrong responded: Money being saved for future boards, no outside counsel is acting as advisor on this matter. Incomplete budget information was provided prior and has been corrected. **How will the Board dictate resident property management?** The Board has no plans to restrict home-based business or renters. City regulations dictate terms for same.

Jean Paul Greenburg-What's wrong with old HACCD contract? Clarence Foxworthy of HACCD responded: It is out of date and needed to be updated. The original contract was borrowed from another homes association and some items contained in it were vague and not applicable to our association. The new contract eliminates obsolete services and adds new ones. **Will residents be asked to approve new contract?** Board will review and approve, but residents will not have to approve

Doug Pierce-What is status of parked RV on Hemlock? Tom Armstrong responded: According to Overland Park City Ordinance, an RV may not be parked in front of property for more than 48 hours. It appears the RV operator is staying just within 48 hour limits

Dave Mulka-What is happening to old fence material? Tom Armstrong responded: It will be going to scrap, some sections will be reserved for border fencing, rest will be sent to scrap. If homeowners are

interested in any of this old fencing after the border fencing has been completed, they may contact Guier Fence Company direct.

Dillion Gaulding-**Are the RV owners parking on Hemlock moving for just a day then coming back?** Tom Armstrong responded: Next week he will contact the City of Overland Park for a better understanding of city ordinance.

Bob Gilworth-**Are we going to have the website link provided in the newsletter?** Tom Armstrong responded: Yes, we will begin putting the website link in the newsletter. For the time being, paper copies of the newsletter will still be provided.

Shirley Knese-**When does new budget calendar year begin?** Tom Armstrong responded: The Board approved revising our fiscal year to a calendar year basis effective January 1, 2009.

The next annual meeting date of October 20, 2009 was announced.

The meeting was officially concluded.

The Board convened and voted to accept Guier Contract with Guier holding fence material for Antioch until City project is completed. The Board authorized increasing the deposit with Guier to \$15,000 total (\$5,000 is currently on deposit).

Minutes submitted by Karen Harrison, Board Secretary