

Westmont 2009 Annual Meeting

Bacchanalia

October 20, 2009

Tom Armstrong called meeting to order at 6:45.

Minutes from 2008 Annual Meeting were presented. Page 1, Jake and Marilyn Schulzinger names need corrected. A motion to not read minutes was made Pat Wilhock seconded. The minutes were approved with corrections.

Recognition of Board members and member departures of Don Roth, Billie Napier and Connie Brockert were announced. Two appointments Doug Pierce and Brennan Frye were noted. Brennan Frye will cover property values.

Recognitions

Shirley Knese was recognized for her efforts on the 119th and Antioch widening project.

Blaine Halvorson for work on property values.

Brenda Flagler was recognized for her work to assist with the annual meeting coordination and guest greeting responsibilities.

New Residents

New neighbors were introduced:

Robbi Aronson 11927 Hemlock

Mr. and Mrs. Skip Stogsdill-8303 w. 121st St.

Joanne Carlton- 8318 W. 119th Terrace

Jan Hodson- 12014 Hemlock

Election of New Officers

One ballot is permitted per household. Tom Armstrong explained nominating process. Nominees must be homeowners and dues current to be eligible for board membership. Board members can serve two terms and then must leave the board for three years before being eligible again. Tom Armstrong has agreed to run for another term. Bill Framel's term is also up and he is running for re-election.

Candidates for Open Board Positions

Brennan Frye-Resident for 5 years.

Skip Stogsdill-Resident for one month

Loretta Brodus

Doug Pierce-Resident for 8 years

Sandy Goodwin nominated Write in candidate Ron Buchanan. This motion was seconded by Ginger Burns. Ron is 10-year resident.

There are a total of 7 candidates and 6 open positions . Joe Levy proposed closing nominations, Sandy Goodwin seconded the motion. Brenda Flagler collected ballots and will tally votes.

Question was asked as to how positions on Board are filled. Tom Armstrong explained that votes will fill the Board and Board will determine who fills the various positions.

State of the Association

Overall condition is good and ownership pride continues. Finances are in good standing.

Board Duties

- Conducts monthly meetings
- Budget prep
- Dues collection and follow up
- Monthly newsletter
- New neighborhood initiatives
- Negotiate contracts for lawn maintenance and waste disposal

Special projects

- Yearly homes inspections. Computer problems have caused delays in distribution to residents
- Social activities
- Manage snow removal, lawn maintenance and trash collections

Board Actions Taken

- Dues increase (first since 2000)
- New lighting at entrances
- Pine oak tree treatments

Challenges

- Antioch fence project. The Antioch Road widening is to begin in Spring 2010. New fencing materials have been paid for and will be installed after Antioch widening is complete
- Vandalism-119th St. fence damage will be \$160 to repair. Paint on driveways at random residences.
- Owner Participation. The Board was short of members for 8 months. Tom asked for participation from residents.

Future Plans

- Antioch fence project
- Pin Oak treatments
- Entrance island improvements
- New Directory

Budget

- Income
 - Projected \$114,000 in dues with \$88,000 collected through September 30
- Expenditures
 - Homes Association of Kansas City-\$15,000 annually
 - Lawn care-\$67,000 budgeted, expect to spend entire amount budgeted
 - Snow plowing-\$ 4,000 remaining
 - Social activities include garage sale and annual meeting.

Capital improvements

- Tree maintenance
- Additional fencing to define neighborhood boundaries
- Lighting of entrances.

Although the Board projected a \$15,000 deficit, the dues increase will potentially reduce the deficit to \$5,000.

In reviewing the Balance Sheet, there is currently \$95,000 in owner equity and \$20,000 in reserve for Westmont island improvement. An unallocated amount of \$30,000 will be reserved for future board activities.

Question-Why doesn't Antioch fencing deposit appear on budget? \$15k paid in cash, should show as asset, will be corrected. Will be reimbursed and shown as offsetting liability.

Election Results

Doug Pierce, Bill Framel, Brennan Frye, Skip Stogsdill, Tom Armstrong and Loretta Brodus were nominated to Board.

Questions

Deffenbaugh trash containers-where does that stand? Deffenbaugh is under new ownership and Tom Armstrong is attempting to enter negotiations with them. It is anticipated that prices will increase approximately 10 cents per house per month. Westmont will go with larger trash cans, and it is anticipated we will have resolution no later than early next year.

What if we don't want new trash containers? Deffenbaugh will charge more money for individual bag handling vs. large trash receptacles. As an association, the Board will negotiate for the more economical solution which is large trash receptacles.

Elizabeth Ulmquist-What can be done to work with St. Thomas Church behind property to get rid of animals.? Shirley Knese explained that drainage ditches put in intentionally for drainage. Tree and overgrowth are over the fence and into her property.

Bill Framel made comment regarding RV street parking. Bill indicated he will be calling police to have RV moved.

Is Water Department installing new piping? Water and sewage piping is being redone for Antioch widening. Impacted residents received letters from the Water Department advising of work being done

What is Aspen contract expiration date? Contract expires the end of 2009. The Board will be reviewing bids to determine next steps.

Safety issue regarding resident that walks daily. Maria Pedrone- Tom will discuss safety with resident.

Sandy Goodwin-suggested show of hands regarding performance of Aspen. Majority showed support for Aspen. One resident expressed dissatisfaction, indicating Aspen trimmed shrubs that later died. Sandy also expressed concerns of board member being service provider, by laws prohibit compensation of board members. Tom Armstrong answered that contractor is not considered compensation. Tom replied that Doug will not be able to vote regarding anything concerning lawn maintenance.

Motion to adjourn was made and seconded.

Minutes submitted by Karen Harrison, Board Secretary

