

Westmont Annual Meeting

October 18, 2011

Attendees: 64 residents and 5 children

The evening started with a meet and greet from 5:15pm to 6:15pm then dinner was announced.

The meeting was opened by Board President, Brenen Frye.

Brenen welcomed everyone then introduced:

- Current board members: Tony Fink (Grounds), Shirley Knese (VPres & Property Value), Kris Johnson (Sec/Treas), Skip Stogsdill (Newsletter) and Loretta Rhodus (Social Events)
- New residents from October 2010 to August 2011

Kris Johnson handed out 3 gift cards to the board members that have terms expiring as of 12/31/2011. These were Brenen Frye, Skip Stogsdill and Loretta Rhodus.

Shirley Knese explained what a board consist of and the 7 members (4 officers: Pres, VPres, Sec, Treas and 3 committee members) that make it up.

Brenen explained that the board makes decisions on landscaping, yards and trash removal.

It was also explained on the landscaping that there will be a replacement of some of the plants due to the very hot summer and that the new fence was damaged a year ago – but we had budget fund setup to cover the cost.

It was mentioned that the board has 4 volunteers to help with the 2012 residential directory.

Potential new board members were introduced: Barb Kolom, and Pam Tittle. Floor nominations for new members were Mike Perry (by Loretta Rhodus) and Brenda Flagler (by Pam Tittle). Skip Stogsdill requested background of Mike Perry. Mike introduced himself – in Real Estate 27 years, has a 23 year old son, and moved to Westmont a year ago. Ballots were completed for the election of new board members and collected.

Tony reviewed Lawn and Grounds:

- This past winter we had lots of snow – but most residents were satisfied. Had to use bobcats ad pickup trucks could not handle the work.
- There have been several compliments and 50 complaints on the yard service this year.
 - Ken Knese has been helping Tony with the yards
 - Mowers now turn on concrete and not in the yards to help prevent damage
- Summit contract is with Westmont and not each homeowner. Therefore, contact Tony or Ken for any lawn issues
- Board tried to accommodate each homeowner by using dots on the curbs for those with special yard needs. This is getting somewhat out of control – so need to go back to original contract
- If gates are too small or yard is small – a smaller mower will be used
- Request was made for residents to please water their lawns as necessary, but not on mow days
- Request was made for residents to pick up any hoses in the yard, as some were damaged this year by the mowers
- Sprinkler system on Antioch had several repairs. Ken Knese worked with the City of Overland Park to help and in the end we were \$3,000 ahead
- Request was made for residents to help keep the value of their property's up and looking nice
- Mary Fink was also thanked for her support during all the hard work Tony had provided this year on the lawn

Kris Johnson review the financial status of Westmont, 2010 Minutes and “3 Strike Rule” (handouts were provided):

- Shirley motioned for the 2010 Annual Meeting Minutes to be approved and Brenen Frye seconds it.
- Cash in bank is currently \$68,300.95. Board will be deciding if any of this needs to be put in a CD/money market or allotted for a special project.
- The CD of \$25,291.35 matures 11/22/11. Board needs to decide what to do at their Nov Board meeting.

- We currently have a net loss of \$791.34 as of September 30th. This is due to higher snow removal cost, multiple sprinkler repairs and higher water bills during hot summer days. The board hopes to minimize any future net loss for the year.
- There were 3 big Capital expenditures for 2011.
 - Landscaping \$19,130.59
 - Fence on Antioch \$31,454.00 of which the City of Overland Park reimburse Westmont \$29,552.40
 - Snow removal in January/February \$24,267.25
- A separate Income Statement was given to residents at the meeting that showed explanations of all expenses for 2011.
- The “3 Strike Rule” was explained in great detail.

Shirley Knese reviews the Property Value form:

- Home and yard belong to homeowners
- It is the owners responsibility to do repairs and cleanup of yards
- It is important to keep the neighborhood up
 - Trim trees
- We want to achieve a good neighborhood

Board election results were announced. All candidates were elected. So the new board will contain 7 members.

The drawing was held for the 1 month free dues and HA-KC will be notified. Winners were:

- Barb Kolom
- Tonya Liebold
- Marilyn Petr

A big thank-you went out to Ken Knese for all the hard work he has done this year for Westmont.

The floor was opened for questions/answers:

- Rodica Greenberg wanted to know how the projects were decided for Westmont.
 - Projects will be put in the newsletter so residents can provide input.
- Possible projects for 2012
 - Extend watering system along 119th and Antioch (will be done in phases)
 - Investing CDs – stagger when they expire: since rates have gone down combined all CDs into 1. Will look for a better rate and then break out in \$10k increments. We have \$65k in cash, \$10k in HA-KC and \$25k in a CD.
- HA-KC helps handles Westmont’s finances.
- Rodica Greenberg voiced concerns about the “3 Strike Rule”
 - Brenen feels the same, but the board had several residents complain re: neighbors this year, so the board had to create something in hope that everyone will keep their houses up.
- Carol Cassidy commented that she is renting the house that she once owned and is thrilled to be back in the neighborhood.
- Joe Levy commented that the board is doing a good job.
- Betty Finley commented about the next door neighbor’s dog ruining the yard. She has talked to both the neighbor and the board about a resolution. She loves the current board.

Brenen gave a big thank-you to Loretta and Skip for their time on the board and stated “they will be truly missed”.

Brenen stated that board members would be around to answer any questions that residents may have.

Meeting adjourned about 7:45pm.