

WESTMONT HOMES ASSOCIATION  
MINUTES OF ANNUAL MEETING  
OCTOBER 16, 2012

**Location:** Bacchanalia Restaurant, Overland Park

**Attendees:** Paid for 89 dinners. The approximate count was 90.

The evening began with a social time and a buffet dinner followed. Each resident was given a handout containing the agenda, 2011 annual meeting minutes and reports from the Board members.

**Call To Order:**

Shirley Knese called the business meeting to order at 7:00 PM.

**Introductions:**

Shirley introduced the Board and their responsibilities.

- President: Shirley Knese
- Vice President & Property Values: Mike Perry (Absent due to business travel)
- Treasurer: Kris Johnson
- Secretary: Pam Tittle
- Grounds: Tony Fink Assistant: Ken Knese
- Communications: Barbara Kolom
- Social Activities: Brenda Flagler

Shirley also introduced new residents (22 including spouses) and asked for them to stand if they were present.

Shirley asked for a motion to accept the 2011 Annual Meeting Minutes. Brenda Flagler stated the minutes quoted Betty Finley complaining about a dog ruining the yard and it should be corrected to read Betty Craney. A motion was made by Kris Johnson to accept the minutes as corrected and Elizabeth Almquist seconded the motion.

**Vice President's Report:**

In Mike Perry's absence, Shirley read his report.

- Sprinkler systems were successfully installed on the outer perimeter of Westmont.
- Property inspections were completed and reported to all homeowners.
- Complimented homeowners for all the efforts made to keep Westmont a desirable neighborhood. Referenced homes painted, roofs replaced, sprinkler systems added, and driveways replaced.

- Stated we intend to pursue replacement for our entrance monuments which are crumbling in 2013.

### **Treasurer's Report:**

Shirley introduced Kris Johnson to review the financials.

- Current earnings: \$1282 as of September 30<sup>th</sup>
- Yearend earnings: \$7000
- Cash in bank: \$105,585
- Listing of special projects: \$19,667 (Sprinkler system \$15,517 – Plant replacement \$3,830 – White information boxes \$259 – Filing system \$61)
- Follow up on credits from both Deffenbaugh and Summit
- No delinquent dues

Shirley made mention how hard Kris has worked for the association to have our maintenance dues current.

### **Grounds Report:**

Shirley introduced Tony Fink to present the grounds and maintenance report.

- Savings of \$14,000 with snow removal so far this year due to the warm winter in early 2012.
- Savings of \$9,100 through September due to the drought this summer.
- 56 lawns received renovation this year – Balance of the lawns to be renovated in the next 2 years – Tony thanked Ken Knese for the negotiation he made in Summit's contract.
- Completed the irrigation on the perimeter and entrances for the subdivision.
- 18 homeowners added irrigation systems at a reduced cost.
- Lost some of the plantings due to the drought – Some have been replaced at no cost with the guarantee.

### **Social Report:**

Shirley introduced Brenda Flagler to present her report.

Brenda thanked everyone for coming to the annual meeting and the picnic last month. She provided a handout listing social activities in Westmont and inviting people to participate.

- Bridge Group, Bunco Group, Girls' Night Out, Book Club, Tea @ 3:00 (See handout)
- Brenda heads up Annual Garage Sale, Picnic, and Annual Meeting

### **President's Report:**

Shirley thanked all the residents for the improvements they have made and have given Westmont a fresh look. She also thanked all of the Board members for the accomplishments in 2012. Shirley noted we have spent money, but all the improvements were made to keep Westmont a well kept community

and enhance property values. Shirley noted we are under budget with the special projects and we will have a surplus. We have maintained the Assets which as of September 2012 remain at \$114,517. We will not need to increase maintenance dues.

Shirley advised we have no election this year, but will have 3 positions open for 2014. We will need to have an election at the annual meeting next year. Shirley encouraged residents to volunteer and make plans for the election next year. Shirley also advised in January 2013, the Board will select officers and directors positions.

Shirley advised in 2013 the Board has identified the following projects. Entrance monuments are crumbling and need to be replaced. The Pin Oak trees will be trimmed in the front of each home or one tree in the front lawn will be trimmed for residents without a Pin Oak.

#### **Drawing for Prizes:**

We had three winners for home maintenance dues:

- Carol Cassidy – 8405 W. 119<sup>th</sup> Terrace (Carol rents – Owners Ron & Sharon Buchanan)
- Lorraine Anderson – 8319 W. 120<sup>th</sup> St.
- Mary Lou & Bill Framel – 8314 W. 120<sup>th</sup> St.

#### **Comments, Question & Answers:**

Peg Levitt – **Would we consider trimming a tree in the backyard since we do not have a tree in the front?** – Shirley responded we had only considered front yards at this time.

Dave Mulka – **Dave reported the driveway committee has 7 to 8 homeowners interested about replacing their driveways.**

Vickie Harper – **Wanted to know how the 3 Strike Rule works with homeowner not maintaining their property?** Shirley advised the board has plans to revisit the property inspections in March and April. We might have to discuss some properties with the city if homeowners are not willing to maintain the property.

Betty Craney – **Complained the mowers try to cut the lawns to fast. In doing so they damage grass and miss cutting some areas.** Shirley's response was for her to call Ken Knese. Ken has been working with Summit on this issue.

Tom Armstrong – **Asked to take the floor and use the microphone. Tom had a list of issues he wanted to address and referenced he was representing several homeowners (Names were not available).** Expenditures: The expenditures for the island and perimeter plantings and the perimeter watering system. Seeding: The seeding of lawns in the neighborhood. Arbitrary Decisions: The

architectural control of improvements without a clear definition of what is permissible.  
(Example: The front wood deck at 8417 W. 119<sup>th</sup> Terrace)

**Hans Johansson – I've lived in Westmont for 25 years. I want to thank the Board for all of their work. I also want to thank Ken Knese and have enjoyed being one of Ken's assistants. I had a visitor recently comment how good the subdivision looked.**

**Shirley Knese – Shirley addressed some of Tom Armstrong's issues. It is the duty of the Board to help keep our neighborhood maintained and preserve the character. The lawn renovation was negotiated when the contract was signed at no additional cost. It is the Boards' intentions to follow general rules with additions and paint colors.**

Lee Farb – **Expressed his concern that the owner and nearby residents were upset with the way the Board addressed the deck issue.** Shirley's response about the deck, construction was started on the front of 8417 W. 119<sup>th</sup> Terrace and no plans had been submitted to the Board for approval. We did involve an attorney and then worked with the homeowner and, Board members to get what was acceptable.

**Meeting Adjourned:**

A motion was placed by Larry Tittle to adjourn the meeting. Tony Fink seconded the motion and the meeting was adjourned.

Minutes submitted by Pam Tittle, Secretary of the Board