

WESTMONT HOMES ASSOCIATION
MINUTES OF ANNUAL MEETING
OCTOBER 25, 2015

Location: St. Thomas the Apostle Episcopal Church, Overland Park

Attendees: We had approximately 70 residents attend the meeting.

We began the evening with a social hour, followed by a buffet dinner catered by Strouds. Residents were each given a packet containing the agenda, 2014 annual meeting minutes, ballot and biographies for Board candidates, reports from Board members and a copy of the Architectural Review Committee Application (ARC).

Call To Order:

Mike Perry called the business meeting to order at 6:50 PM. He welcomed everyone and asked any new neighbors to stand and introduce themselves.

Introductions:

Mike introduced the Board and their responsibilities.

- President: Mike Perry
- Vice President & Property Values: Hans Johansson
- Secretary: Audrey Smith
- Treasurer: Don Niemackl
- Social Activities: Don Roth
- Newsletter Editor: Carol Barlau
- Lawn & Grounds: Ken Knese

Mike advised we have 2 Board members completing their term in December 2015.

Minutes:

Mike asked Audrey to review the 2014 annual minutes. Audrey asked for a motion from the floor to approve the 2014 minutes. Ken Knese made a motion to accept the minutes and Mike Perry seconded the motion. By a show of hands the minutes were passed as written.

Election:

Mike explained Westmont Board is organized as a rotating Board and members are usually voted to serve a three-year term. Due to resignations over the past few years, the Board rotation got off schedule – thus two members agreed to serve one year terms to get the Board realigned. Mike asked if there any nominations from the floor to replace himself and Audrey, both finishing one year terms. No nominations were made. By show of hands Mike and Audrey will remain on the Board to complete another term.

Board Reports:

President's Report:

Mike Perry

- Reported 2015 has been a little easier than 2014. The new entry monuments were completed around Thanksgiving. We are very pleased with the look and quality. Hopefully residents are happy as well. These monuments were designed to have a much longer life than the previous ones, which survived about 10 years. With the new stone design we expect to save Westmont on future maintenance and replacement costs.
- We are very blessed with “little” snow this past winter. Hoping that weather pattern will repeat this year.
- “Thank You” to the many homeowners who have submitted an ARC form before starting work. The majority of requests were approved as submitted. Your Board very much appreciates each of you who inquired about the process and secured approval prior to taking action. This proactive approach saves everyone time and unnecessary financial expense. These ongoing improvements continue to make Westmont a beautiful area in which to reside.
- Reminded homeowners to refer to the neighborhood directory and the www.ha-kc.org website for copies of the restrictions and ARC forms. You can also contact a Board member by phone or email when you have a question. Please be respectful by calling during business hours. Email us anytime.
- We will continue to do our best to keep costs down for all services and projects we undertake on your behalf.

Questions and Answers:

Do deck repairs need an ARC? – Mike said only if it's a new deck, or major changes are made.

Do new sliding doors or new windows need an ARC? – Mike said not if they are replacements.

Do driveway and sidewalk replacements need an ARC? – Mike says not if they are replacing existing.

What can we do about people who don't make requested improvements? – Mike says we turn to the city if they are in violation of code.

Vice President's Report:

Hans Johansson

- “Thank You” to the volunteers from Westmont who assisted in the survey of our properties in May. We did several walk-around inspections and the owners were notified of the results by mail.
- Westmont generally is in good shape. A very rainy spring and summer benefited the lawns.
- Reminded homeowners to submit an ARC form prior to any exterior changes for review and approval. A copy of the ARC form has been included for your reference and use.

- Painting: An ARC form must be submitted to the Board prior to painting. The color must conform to the approved color palate. The color must exactly match the neighbor's house, no deviation is accepted.
- Decks/Patios: Approved wood colors must be used. This is to insure that the neighborhood has a nice esthetic appearance.
- Fencing: Ensure that the fence is on your property according to Overland Park rules. If you are not sure, engage a licensed surveyor. As we found during the inspections, there are a few fences in need of repair.
- Yard Care: The shape and condition of the backyard is as important to maintaining values as the front. While we have good grounds keeping services, we as homeowners must also do our share.

Treasurer's Report:

Don Niemackl

- We have operated within the projected budget for the year. A large portion of the excess is provided for unforeseen expenses such as snow removal. Funds not spent are added to our reserves.
- Our goal is to reach an amount equal to or greater than our annual budget in our reserves.
- An annual accounting of revenues and expenses will be sent out in our newsletter after the end of the year.
- Expenses for the year so far total \$81,437.90, leaving \$51,109.10 still in the budget.
- Excess of revenue over budgeted expenses is \$23,402.52 to date.
- As of September 31, our balance has increased to \$133,471.80 from \$103,682.61 of December of last year.
- Total member's equity is \$127,407.61 as of September 31.

The Board will continue to monitor expenses for the remainder of the year in addition to the annual preparation of the budget for the coming year. After preparation of the budget, it will be approved at our December meeting for adoption on January 1, 2016.

Questions and Answers:

Where does the administration fee go? – Don said it goes to HAKC.

How many homes are in Westmont? – Don stated we have 166 homes.

Were we 100% on paying dues? – Don said we have 2 delinquent this month, we always check to see if there is a problem.

Are there any projects for this year? – Don said there were none on the books.

Grounds Report:

Ken Knese

- We've had a wet 2015 but starting to get dry, make sure lawn is in good shape.
- Financials for grounds are in great shape, we had savings in cuttings.
- Check mailbox notices regularly for updates. Several damaged boxes will soon be replaced.

- Winter lawn fertilizer will be applied soon.
- Squirrels and chipmunks have become a problem. They can be trapped and relocated or a pest control company can be called.
- Leaf cleanup will be done the week before Thanksgiving and again the week before Christmas.
- Next year the cutting day will be on Friday, weather permitting.
- The Antioch entrance will be lit for the holidays this year.
- Residents should be fixing drainage problems in their yards.
- Many roses have been lost to a fungus, as we lose them we may replace with ornamental grass. Blaine, Emory, Larry and Ken all have done an excellent job keeping them trimmed.
- Trees should be trimmed to at least 10 feet above sidewalks.
- Weeds are still a problem between driveways and in flowerbeds. Please help your neighbors if they are unable to weed.
- Get your street address painted on curbs.
- We will over seed and aerate the whole property in 2016.
- We will trim trees again in 2017.
- Any lawn complaints should be sent to Ken and Carolyn will see to it that it is fixed.

Questions and Answers:

Where can you find a live trap? – Ken suggested a hardware store.

Would it help to remove squirrel nests from trees? – Ken says probably not.

Do the trees beyond our fence belong to the church? – Ken thinks they do belong to the church.

Will we get a group rate on sprinkler installation again? – Ken said we will if we get a group of people interested.

Social Report:

Don Roth

- Thanked everyone for coming to the meeting.
- Don noted we had 16 new residents in 2015.
- Everyone is reminded of social activities each month. Tea at Three each second Tuesday of the month. Bunko is the second Wednesday of the month. Bridge is held the last Wednesday of the month.
- Contact Don if you have any ideas for other social events.

Communications and Newsletter Report:

Carol Barlau

- The newsletter continues to be the best method of sharing the news of the neighborhood.
- Everyone is encouraged to share their suggestions for news items.

Questions and Answers:

How many kids do we have in the neighborhood and how do we appeal to them? – Mike said maybe 15. A suggestion was made to have kids volunteer to help pull weeds for neighbors who are unable. Shirley Knese offered to help kids interested in volunteering.

Do we have a neighborhood picnic planned? – Mike said we would if we had enough people interested. Ken said the pastor of the church offered to provide us a gathering place if we ever wanted to have a social event there.

Drawing for Prizes:

We had three winners for January maintenance dues.

- Ticket #2576294 – Debbie Goodbinder, 8305 W. 120th St
- Ticket #2576274 – Wayne Rogers, 8308 W. 119th Terr.
- Ticket #2576282 – Mark Jenkins, 12046 Mackey St.

Mike Perry asked if anyone had any questions or concerns before adjourning the meeting. No questions from the attendees. Mike thanked everyone for coming.

Meeting was adjourned.

Minutes submitted by Audrey Smith, Secretary of the Board.