

Westmont Homes Association  
2019 Annual Meeting Minutes  
October 15, 2019

**Location:** **St. Thomas the Apostle Church Community Room, Overland Park, KS.**

**Attendees:** Approximately 110 homeowners attended the meeting.

The evening started with a social hour. Residents were each given a packet containing the meeting agenda, the 2018 annual meeting minutes, and a printed report from each Board member. The dinner was catered by Hy-Vee Catering.

**Board Members**

- Beverly Kitts: President and Treasurer
- Sharon Kralicek: Vice President/Property Values and Social Director
- John Rudzinski: Lawn and Grounds Director
- Barbara Kolom: Secretary and Newsletter Editor

**Call to Order:** The Annual Meeting was brought to order at 6:45 pm by President Beverly Kitts. She welcomed the members and thanked the committee that set up and decorated the room.

A motion was made by Ian Morris, to have Mr. Huffman leave. Beverly said he was present to answer any legal questions the members might ask. By a show of hands, the vote was 40 to leave and 32 to stay. The motion carried, and Mr. Huffman left the meeting.

Following a review of the 2018 HOA annual meeting minutes, Beverly made a motion to approve the minutes. The motion was seconded and unanimously approved by voice vote. Beverly told members that Board members' 2019 reports were in the packet that was handed out at the sign-in table. Beverly quickly went through each board members highlights from their individual agenda reports.

**Board Members' Reports:**

**President's Report:** Beverly Kitts

- The board consulted an HOA attorney for review and revision of the Bylaws and Certification of Substantial Completion
- An HOA email list has been established to provide residents with up to date information. Currently about 52 residents are on the group e-mail
- We will continue to use the messages boxes attached to the mailboxes for announcements and updates
- A goal for next year is to established sub-committees to assist the board, and share ideas and talents of our residents
- Items the Board is working on:
  - a. Digitalizing HOA files
  - b. Amending the By-laws and Certificate of Substantial Completion
  - c. Schedule for homes inspections
  - d. Lawn and grounds contract bids for 2021
  - e. 2020 Budget

- f. Creating a welcome packet for new homeowners

**Property Values Report:** Vice President Sharon Kralicek

- Inspections of all Westmont homes were completed this year. A letter was mailed to provide feedback to residents regarding the condition of their property.
- An ARC form must be completed and submitted to the President or Vice-President. Wait until you receive feedback before beginning your project
- If you have any questions or need any assistance accessing the document, or other matters, feel free to contact any Board Member

**Financial Report:** Treasurer Beverly Kitts

- As of September 30<sup>th</sup>, our bank balance has increased \$4000 from \$153,855 on December 31, 2018 to \$157, 879
- Total members' equity as of September 30<sup>th</sup> is \$143,337. This is an increase of \$5,800 from year end 2018
- It has been a long-standing guideline that an HOA's reserve should be equal to the total annual budget and is recommended by HAKC as insurance against unplanned expenditures. If expenses come in for the last quarter as budgeted, we will be under budget for 2019 by approximately \$8,200
- We have two CDs both for \$30,000 that will come due for renewal in December 2019 and June 2020
- HAKC expenses are expected to come in on budget
- Lawn and Grounds maintenance is projected to come in \$8,600 under budget
- Trash Collection will come in \$2,500 under budget due to the new contract. We signed the contract several months early and they gave us a break on our price. Our new contract is effective is effective until 10/1/2024
- After review and approval by the Board at the December meeting, it will be adopted with the effective date of January 1, 2020
- Currently the board is not anticipating a dues increase for January 2020.

**Lawn and Grounds Report:** Lawn and Grounds Director John Rudzinski

- Because of heavy snow fall the beginning months of 2019, cost for snow removal was higher this year
- The spring and summer brought lots of rain and drainage problems. We depend on each other to take care of this problem. One flooded area or misguided direction of a drainpipe can cause a close neighbor to have additional flooding in their yards and basements.
- TLC Lawn and Grounds care is monitored to decrease ruts from mowing. Frequent changes in crew personnel complicates the issue
- A reminder: Homeowners are responsible for cleaning/weeding landscape beds, trimming tree branches that grow down to the ground or over a neighbor's yard or fence
- Iron injection for your Pin Oak trees is needed or it will die

**Newsletter/Communication Report:** Secretary and Newsletter Editor Barbara Kolom

- The What's Up monthly newsletters are written after Board meetings. Each month it is submitted to HAKC by the 25<sup>th</sup> of the month. HAKC prints it and encloses it with your monthly dues bill
- The monthly newsletter contains board members' reports; notices of upcoming events; reminders of homeowners' responsibilities for property maintenance and more
- An HOA email list was started this year. Beverly Kitts sends an email for purposes of business, changes in service schedules, and safety issues.
- Message boxes near neighborhood mailboxes remain a popular form of communication

**Social Events Report:** Social Director Sharon Kralicek

- The Annual Garage Sale and the Neighborhood Cook-out are social events in which many neighbors participated and got to know new neighbors and visit with old friends
- Notices of social events are in the Newsletter, the Message Boxes, and the HOA group email
- Tea at Three will be held four times a month
- Bridge has been suspended. More bridge players are needed. Contact Nancy Woodworth if you are interested

A resident asked if the Board used HOA funds to pay for a new roof on a house in Westmont. Bev explained the facts that led to the roof replacement. A very strict one-year contract for repayment to Westmont HOA was signed by the current owner.

Several members took exception to the Board making the decision to use HOA money to re-roof half the duplex without informing HOA members.

An HOA member asked if the City of Overland Park had been called about the poor condition of the house. Bev replied, "Yes." She explained the City only has authority to view the house from the street curb. The inspector cannot go onto the property.

The owner of the home attached to the house in question stood and spoke of his deep appreciation to the Board for putting on the new roof. Because of the very poor condition of the roof, he and his family had suffered much damage and expensive repairs to the inside and exterior of their house.

**Vote on Proposed Change to Bylaws:**

The proposed change to the Bylaws: Taking the Board from seven to five members. After discussion about the proposed change, each residence in good standing was allowed one vote. The vote was done by paper ballot. Each ballot included the home address and signature of the resident or proxy. The outcome is to be announced later due to time constraints.

**Election of New Board Members:**

Each residence in good standing was allowed one vote. Paper ballots listing candidates' names, and spaces for write-in candidates were provided. The outcome is to be announced later due to the vote on the proposed change to the Bylaws.

**Amendment to Certificate of Substantial Completion:**

**A discussion was held regarding the addition of a fines structure and changing the late due date from the 5<sup>th</sup> to the 20<sup>th</sup>. Some homeowners were ready to vote, but due to the need of a notarized execution page, the vote had to be postponed.**

Board members suggested and the association members agreed to have a discussion in the near future concerning rental property in Westmont. President Beverly Kitts said a notice would be sent to each home owner as soon as the date, place and time were established. The notice will also be placed in the Message Boxes near the US Postal Service boxes,

**Drawing For One Month Free Dues:** There were three lucky winners.

- Leslie Siskey
- Don Niemackl
- Harry Levitt

**The 2019 Westmont Homes Association Annual Meeting was adjourned at 8:32pm.**