

Westmont Homes Association Minutes ~ October 17, 2022

The Annual General Meeting was held as a hybrid with the in-person gathering conducted at the St. Thomas of the Apostle Church at 123rd & Antioch and with the president, Ian Morris, conducting the meeting virtually via Zoom

Board members present:	President – Ian Morris (Zoom) Vice President – Nancy Kocourek (Zoom) Treasurer – Michelle Van Mill (Church) Secretary – Jan Hodgson (Church) Grounds Chair – Linda Stogsdill (Church) Communications Chair – Sam Harpalani (Zoom) Social Chair – John Ziegelmeier (Church)	Identified as: Ian Nancy Michelle Jan Linda S Sam John Z
Board members absent:	None	

33 Homeowners were present at the church and are listed as they signed in:	Roberta Arenson Wayne & Patti Brady Jan Heinz Manzar Sattarin Sharon Kralicek Cherie Jenkins Diana Vetter Carol Hawk Ray Hawk Murray Rubin Steve & Denise Mason Niamh Roberts Nancy Montgomery Tonya Leibold Skip Stogsdill Don & Denise Niemackl Carol Barlau Blaine Halvorson Marilyn Rubin Steve & Susan Oakson Fernando Marengo Brenda Flagler Vickie Harper Pam & Larry Tittle Pat Bever Jennifer Jameson Andrew Houchen Sritinath Sasi Vijaya	Roberta Wayne & Patti Jan Hz Manzar Sharon Cherie Diana Carol Ray Murray Steve & Denise M Niamh Nancy M Tonya Skip Don & Denise N Carol B Blaine Marilyn Steve O & Susan Fernando Brenda Vickie Pam & Larry Pat Jennifer Andrew Sritinath
--	--	--

12 Homeowners attended virtually and are listed as they signed in on Zoom:	John Rudzinski Hoenscheidt (Jane) Huang Xiaojing Mfeh Brenen Frye Westmont iPhone Atul Lucy Ivanuska 16262037906 Susan Krsnich Miluska Del Pozo	John R Hoenscheidt Jane Mfeh Brenen Westmont iPhone Atul Lucy 16262037906 Susan K Miluska
--	--	--

The Westmont Annual General Meeting was called to order at 6:30pm. Michelle welcomed everyone at the church and asked people to be seated and to give their attention to the big screen where she turned the meeting over to Ian, who was conducting the meeting via Zoom. Ian welcomed everyone to the hybrid meeting in response to homeowners wishes, some of whom wanted to gather in person, and some didn't want to be a part of a large crowd.

The meeting agenda was posted on the big screen and was conducted in the following order.

Minutes: There was a motion and a second from Nancy and Michelle and the AGM minutes from last year were approved.

Board Highlights of 2022: Ian proceeded to display his PowerPoint of accomplishments on the big screen and to discuss the ways the board tried to enhance Westmont.

- *Directory Spot*, the online homeowner's directory, was selected and rolled out at a cost of \$200, resulting in an overall savings from publication of the hard copy directory.
- *Communications Improvements* included Directory Spot mass emails, monthly newsletters and information postings in the notice boxes near the mailboxes. Many homeowners have expressed appreciation for the improved communication Directory Spot provides.
- *ARC (Architecture Review Committee) Forms:* 18 approved this year through a new, updated, online form with an average turn-around time of 2 days.
- *Finance Improvements* included establishing a Capital Improvements reserve line in the budget for fund accumulation for fence, sprinkler and landscape needs, implementing a tracking form to manage unbudgeted expenses, continued Managed Fund policy to match reserve funds to current budget, updated fence insurance, researching CD investment strategy to improve return on investment.
- *Short-term Renters'* options were discussed by homeowners, followed by a poll which indicated less than a majority favored restrictions, so no board action was taken. But the City of Overland Park recently approved a nuisance party ordinance which addresses many of the issues of concern: <https://www.opkansas.org/newsroom/city-council-approves-nuisance-party-ordinance/>
- *Perimeter Fence:* A committee was formed to study the issue and a report was submitted to the board and posted on our website, fund accumulation was recommended for future needs, kept up with minor repairs, including last week when a panel blew down and Blaine and Carol were able to prop it back up with brackets we have on hand. Thanks to them!
- *Cost Controls:* Kudos to Michelle for managing the budget with such care these last three years! While we experienced a shortage in 2019, the last 2 years have ended in the black with a small surplus of

funds, but it always depends on the budget allocation for snow and whether it needs to be spent. As a result of careful management, the board will not be increasing homeowners' dues for 2023.

- *Vice President's Report – Nancy Kocourek:* Working on ARC forms to research and photograph the issues related to a request, collaborate with the board, none have been turned down; Great board teamwork, quick turnaround time for homeowners working with contractors which has been appreciated. Westmont is a better community for all the care homeowners put into their property. Zoom board meetings have been very efficient for our volunteer board members and time savers in working through issues for the good of the community. Special thanks to Ian, Michelle, and Sam for all their service on the board these last three years. Ian's leadership, generosity and technological knowledge have been an asset to the board. He has gone above and beyond by donating the cost and conducting Zoom meetings and researching and downloading important financial records and documents from the past for board use now and in the future.
- *Treasurer's Report – Michelle Van Mill:* She started as treasurer three years ago with little experience and has learned a lot. HA-KC are our trusted advisors, and they pay our bills. She went through the chart of 2022 expenses line by line explaining costs through September in relation to the budget and feels we are on track to end the year in the positive. The 2022 budget is \$177,484 and we have spent \$116,449 to date. We are working on the projected budget for 2023 and despite some increased costs, we don't see any need to increase dues at this time.
- *Lawn & Grounds Report – Linda Stogsdill:* We are in our second year with Precision Lawn and are working well with Mark and his team. He cares about keeping Westmont looking good and helping us save money as well where we can. She's utilized Directory Spot and notice boxes for notification of various services throughout the year. We're hoping for no snow for the rest of the year but we have funds budgeted if needed. We're in the final stages of negotiating a 3-year contract renewal for next year. She enjoys meeting with homeowners with questions and concerns and loves her job.
- *Social Report – John Ziegelmeier:* 50% of homeowners have logged into the system and he encouraged all homeowners to register their email so they can receive Westmont news and notifications. You can create an account at www.directoryspot.net. And you can call him if you have any problems. We had a good garage sale after Labor Day and coordinated it with two nearby subdivisions and we're planning to do the same in the spring.
- *Newsletter Editor – Sam Harpalani:* She has really enjoyed writing and coordinating the newsletter for the last three years and tries to keep everyone informed about what's happening in the community, pressing issues, board discussions, etc. and prepares it to go out once a month with the invoices. Overall, her goal has always been to keep our newsletters positive and encouraging and to keep the community together. She really enjoyed getting to know everyone through her role and thanked everyone.
- *Secretary's Report – Jan Hodgson:* Jan introduced herself as a bit of a silent partner on the team like Sam, working on writings behind the scenes. But if you've ever wondered what happens at board meetings, minutes are posted on the website. She often helps with the postings in the mailboxes and other communications so if you ever have any input on that, please let her know. One of her jobs as secretary will be to count the votes tonight. She thanked the 48 people who had already cast absentee ballots and the people who were voting tonight. But Ian will introduce the candidates first and give them a chance to say "Hi" and ask you to vote for them. The vote count and verification process will take place after the meeting and we'll get the results out to you as soon as we can through Directory Spot, probably in the morning. Ian will have a ballot for the people to vote online so we're really voting three different ways - absentee, online via Zoom, and in person and there was some discussion about how the online votes would generate a record he could send to Jan.
- Ian called for the three candidates to come forward and introduce themselves before the vote.

- Blaine Halvorson shared that he had lived in Westmont for 24 years and had served as a property inspector for the board in the past.
 - Ray Hawk has lived in the neighborhood on Mackey for about a year and thinks the homes' association plays a vital role. He's been on homes association boards in other places and realizes you make enemies, and you make friends, but he's interested in working to keep up the community.
 - Larry Tittle has lived on Mackey for 25 years. He worked on the fence committee. He's interested in bringing a new voice to the board and loves Westmont.
- Ian opened online balloting and encouraged people to list their names on the Zoom login so their vote could be verified and counted. Jan took the ballot box around the audience to pick up any ballots that had not been cast.

Question & Answers: Ian opened the floor to questions for the board and asked people to come to the microphone.

1. Q - Sharon wanted to verify that there was money left over the last two years, but we would go over this year. Is that right? (In person)

A – Ian explained there was a surplus the last two years but a shortfall in 2019. This year we've spent about 60% of the budget and the one factor that could take us over or under is the snow.

2. Q – On that question, Murray noticed that most of the items on the budget were 74% so it looks like you're right on target for most of the budget.

3. Q - On the fence, in one of the reports he read, Guier Fence gave an estimate in 2021 was \$78,600 and 7 months later (2022) you got another estimate from Guier and it had gone up by \$11,000 to \$89,600. He sees we have \$172,000 in reserves but he wonders with 8% inflation if our dues are keeping up? It's nice to have a year without an increase but with the rate that things are going up, he wonders if it's the wisest thing to do. (In person)

A – Ian thought that was a very good question and shared that was one of the things we talked about as a board. Our concerns were that with three members going off the board at the end of the year, any decision we made to accrue funds for the fence now for an up-and-coming future expense, could be reversed by the new board. We had quite a lot of discussion in quite a lot of detail and our perspective was that we believe there should actively be money accrued for the fence and that's why we have a reserve line for that, but we made the decision that we didn't think now was the time to say what that amount should be. We all had different opinions on it. He explained that even if we said let's increase the dues to an imaginary \$10/month and \$8 would be dedicated to accrual of fence funds, if we had a really bad snow season, the extra money would get eaten up by that. He feels personally we should be doing something, and he would encourage the next board to review the situation in January knowing that the fence is probably something they will need to deal with in the future. We had some left over last year from the snow fund and that could happen again this year to put toward that line item.

4. Q – Roberta asked if the board was going to be voting on replacing the fence or is it the people who are going to be voting? (In person)

A – Ian said during fence discussions there were several opinions on should we put the fence in, who's responsible for it, what have we done. If you look back at the history, the board has always carried out any repairs to the fence that have been needed over the years. If you look at what we replace it with eventually, we did not take a decision on that at this time. We've agreed that the Westmont HOA is responsible for doing whatever needs to be done on the fence, but we have left the decision on the type of fence to the new board. Whatever we might say now, when the time comes 5 years from now or whenever, the board could say that's not the kind of fence we want anyway. Nancy added we gathered a

lot of facts and information from the past on the fence committee which we posted online for homeowners to know. As Ian said, we could raise the dues, but we can't really designate it to the fence, the sprinkler and the plantings, which are really all one. They're included in the capital improvements reserve line item. As Ian said, we're maintaining the fence as best we can now but having pulled all those facts together will help future boards have factual information for better decision-making. Maybe future boards will have the homeowners take a vote.

Ian encouraged people to check the website for more information on the fence research.

5. Q – Susan K attended one of the board meetings this summer about the fence and she hasn't looked at the website yet but thanks the board for posting that and she will do that. She's concerned because her yard backs up to 119th Street. She sees the perimeter fence as being a visual and sound barrier, especially for the motorcycles zipping out of Rosana Square at midnight. And there is a difference whether you're sitting downstairs or upstairs. She thinks as far as a visual block it has to do with safety for people who are on the outside. She hopes homeowners will be consulted and it won't just be a decision that is made by the board because people have different viewpoints and it changes your property value, too. So she would very much like to see that the people who have the fence in their yard do have some kind of input before some decision is just made. Thank you. (Via Zoom)

A – Ian agrees in the need for input. We've had lengthy discussions and whatever we, as a board, decide now, won't count when the time comes to make the decisions about the perimeter fence.

6. Q – Murray had a comment – he has read the report and spoken to some of the members of the fence committee and gotten their views. But the first thing he wants to do is congratulate you on having the committee that was open and diligent and putting a lot of work in writing their reports but they also did some repairs on their own. They installed brackets that are obsolete now and did some repairs and did some clean-up and power washing and that certainly wasn't part of their investigative responsibility. He noticed there's a problem with the grass between the privacy fence and the perimeter fence. Something could be done even if it's more grass seed or having our landscape group do it. Maybe neighbors can help people who are older and need help. So congratulations on the work you've done. He's going to miss a lot of the board members. They have done an excellent job and they have contributed vitally to the community. (In person)

A – Ian thanked Murray very much.

7. Q – Diana Vetter, who lives at 12109 Hemlock, which is the last townhouse at the south end of Hemlock, and she wanted to share that her home was broken into today. Her door was busted in. She thought she saw the perpetrator because there was a car stopped there for quite a while. She was taking her time backing out of the driveway and thought it was nice that the other car was waiting for her. She was leaving for an appointment at about 10:15 and noticed a car lurking on the street turned and followed her briefly. She was gone about 45 minutes and when she returned, the door from the garage to the kitchen was open and she could tell someone had been in there. The front door had been knocked down. There was splintered wood where they had kicked in the door. She called the cops and they did a report. The lawn guys had also seen the white car with a lot of damage on the side (a small, white SUV). That's who she saw stopped at the T-intersection where Mackey hits Hemlock. After she left, the car pulled in front of her home, backed in the driveway and took her TV and other valuables in less than 45 minutes. She just wanted people in the neighborhood to know about it. She also wondered if we wanted to be making it known that we're not at home tonight because of the meeting. (In person)

A – Michelle and Ian were so sorry to hear about it and realized it must be devastating.

8. Q – Brenda asked anyone new to introduce themselves. (In person)

- Niamh Roberts, 12008 Mackey, introduced herself and asked if we got cost estimates to replace the fence? Yes, it's all in the report. How do you get an estimate if we don't know what fence we're going to get if we get a fence? We got several estimates and they are all in the report with pictures. (in person)

Ian reminded us that we got estimates on a few different types of fences just to give guidance but we know prices are going up. And we know that the fence has some longevity still, but it's very brittle in areas and it wouldn't take a lot if we had some strong winds.

- Sritinath Sasi Vijaya, 12007 Hemlock, moved to Westmont in January. (In person)

A - Ian welcomed our new neighbors and shared that he had a comparative market analysis that he gets from a local realtor about Westmont properties that he would be happy to share with anyone. Just let him know and he can email the 47-page document. The good news is that Westmont prices have gone up.

John interjected that there are two reports on the fence. The one that is currently posted is the one that Nancy did down over the years and is a timeline. The actual fence committee report from the group that met this year should have been posted today by HA-KC.

9. Q – Brenda asked if there is a hard copy of the directory.

A – Michelle and John explained that they were printing copies for those who are not able to go online. John asked if she had access to the directory. She hadn't checked but wanted a hard copy. Michelle explained that they could export it to a PDF but that once they print it, it could be out of date a month later. Ian shared that we won't be printing copies the way we did but if a homeowner could not use Directory Spot, then we can print a copy.

10. Q – Susan K forgot to ask earlier if it's a given that the fence is going to be replaced and given this inflation now, is repair out of the question?

A – Ian said that the board believed it was their responsibility to uphold it as long as we could. As far as what type of fence it would be replaced with, it has not been decided because whatever we decide is something the new board could make a different call.

11. Q – Susan K – It sounds like doing repair rather than replacement is not in the picture?

A – The reality is that we repaired some this year and we'll carry on repairing what we can as long as possible but if you look at how brittle the fence is, year on year, it will get more difficult to repair.

12. Q – Sharon had a comment that she was on the fence committee and a member of the committee suggested something she thought was a good idea but she doesn't know if it's feasible or not. Her suggestion was that we have some money in reserves that is about \$170,000 and we're putting money aside that could be used for the fence. That's about \$30,000 now, right, from what's left over the last two years. Michelle corrected her that it was all in the reserves. We have a fence line item in the budget but no money in it. Her suggestion was that since Westmont doesn't own any property, it's all owned by individuals; her suggestion was that we try to use some of the money in the reserves for the fence rather than have two separate funds. Because we probably won't use the reserves because we don't own any property. So, what would they use the money for? (In person)

A – Andrew said that as soon as we do that, someone would sue the HOA and then we have no money. Sharon agreed that's true and if that happened, it would be a problem. But could that happen? Andrew has seen it happen before and when they see an opportunity, that's when they would take advantage.

A – Ian responded for clarification that, overall, we have \$172,000 in our reserve account for emergencies and that's all of our reserves. There aren't separate accounts. Normally, it's good practice that if you know there is an expense coming up, you don't use emergency reserves. You should accrue for that and try to build up a fund to pay for that in the future. But I won't be here in the future on the board to make that decision so I can only recommend that at this time.

13. Q – Niamh – Her property is on a fence. She's only been here a year. Is she just missing the picture? Did this fence just blow down in the last 5 years? People around her explained that panels have blown down from time to time. She continued that because of one panel, we're looking in the next 2-3 years to put a whole new fence up? She doesn't get that? She's thinking 10 years.

Ian clarified that we're not looking to replace it in 2-3 years.

Niamh continued that if you look at the fence and really research it, they're good for a good 30-40 years. She doesn't know how long it's been up. She understands that it may need to be done but she certainly doesn't think it needs to be done in the next five years. And she bought her house based on having that fence. She asked if they were going to give her the difference on what she would lose on the value because the board decides to change the fence to something they like because they know someone who has a fence company that might benefit because she's not benefiting?

Ian said, just to reiterate, no one has ever said that the fence needs doing in the next 2-3 years. If you go out and have a look at the fence or tried to repair it . . .

Niamh said she walks it every day with her dog. She hasn't seen what people are talking about. She has a power wash and she'll come to people's houses if they need power washing. She doesn't see why this fence has become a priority and since she's moved in that's all she's heard about. She hasn't heard about look at the landscaper doing a better job. Coming out to remove the snow – not at 10 o'clock at night when people have to go to work. They're coming at 10 o'clock to take the snow that she shoveled that morning. She apologized and said she was just a big Irish mouth.

Ian responded that we know that the fence is not going to break at this moment in time. The fence was put up and it was suggested that the life expectancy is 20-30 years. And it is in certain environments. Certainly not in the environments of the severe weather we get in Kansas. It won't last that long. Having been out there when it broke a few years ago and looked at how brittle it was, and Nancy can corroborate that, it's getting extremely brittle and it will get worse as time goes on. We had a small wind last week and a panel fell out. We know we can't get spare parts for it. What we're actively just saying is that if we don't think about it now, there will be a problem down the road. And he hopes it lasts 10 or 15 years longer. So that's what we're trying to highlight. We're not saying you need to do something now. We're saying at some point in the future, something will need to happen.

As far as lawn services, we moved to a new company a year ago and we believe we've seen an improvement in the service that's being offered now over the previous lawn company. The issue of the snow came up and under our bylaws, we don't clear snow until there is a 4" amount in one pass. If you get a snow that accrues to 4" over 2-3 days, that doesn't meet the standard for clearance. We have taken exception to that in certain areas but that can make or break us in any one year.

Nancy suggested that a lot of questions can be answered if you look at the reports that were put online. There's a preliminary report and the following report so you're getting a big view of everything the committee researched. It's all out there for anyone to see on the website. These facts are there. They're not opinions. They're facts. And people might have a better idea of what's going on if you take a look at that. Normally, when you put in a big, expensive project in an HOA

like our perimeter fence, and the sprinkler and plants that followed, you normally would want to start a capital improvement reserves fund at that time to take care of future maintenance on it or for eventual replacement. Our subdivision did not so we're trying to accrue some funds as best we can with the finances we have and with the ability within our documents as to what we can do. She hopes that helps people understand. She doesn't know why there is a lot of discussion about the fence at this point, other than that we keep trying to reassure homeowners that we have not made any decisions at this time. We're gathering the information. We're putting it out there so people have an idea so when the time comes, everyone has a better idea of what's going on so you're not blindsided. She hopes that helps and she hopes people read the documents about the fence.

Ian called for any more questions and there being none he thanked everyone for coming out in person and online and adjourned the meeting just before 8:00pm.

Respectfully submitted, October 27, 2022

Jan Hodgson, Secretary