

Westmont Homes Association
2023 Annual Meeting Minutes
October 18th, 2023

Location: St.Thomas the Apostle Episcopal Church Parish Hall 1,
Overland Park, KS

Attendees: Approximately 35 homeowners attended the meeting.

The evening started with a short meet and greet when neighbors were arriving. Residents were given a packet containing the meeting agenda, 2022 Minutes, ballot with candidate info, and Board member's reports. Appendix includes ARC form, Statement of revenues & expenses, HOA checklist, and Overland Park Property Brochure.

Board Members:

President – John Ziegelmeyer
Vice President/Property Values – Larry Tittle
Treasurer/Financial – Blaine Halvorson
Secretary – Sharon Kralicek
Lawn & Grounds – Linda Stogsdill
Social Events – Ray Hawk
Public Relations Chair/Newsletter – Carol Barlau
Board Member – Nancy Kocourek

Call to Order: Carol called the meeting to order at 6:30. She started the meeting with reference to the hand out packet and welcomed everyone to the refreshments. She advised we would allow questions pertaining to each Board member's report when completed. We asked the balance of the questions be held until all reports were given.

John Ziegelmeyer opened with welcoming new neighbors and asked for a show of hands who was attending. Kim Stephens raised her hand and stood to be recognized.

John Z then asked if everyone had reviewed the 2022 Annual Meeting Minutes, if so would like a motion to approve the minutes. Pam Tittle made a motion to approve the minutes as written. The motion was seconded by Kim Stephens and the minutes were unanimously approved.

Carol reviewed the ballot for the election must be submitted by the end of the meeting. She referenced Board members who were finishing their term, John Ziegelmeyer, Linda Stogsdill and Nancy Kocourek. We would like to thank each of you for all your time spent to help our community. Carol introduced the new candidates and asked for any volunteers to be added to the ballot. No one spoke up so there were no additions to the ballot. Ballots to be counted at the end of the meeting.

Board Members' Reports:

President's Report – John Ziegelmeyer

John referenced things going well in Westmont and what great neighbors we have. Covid has changed our lives and we need to get active again. Here are the highlights:

- We have 8 new residents in 2023, and 7 in 2022.
- Westmont real estate market is still strong. Homes are a reasonable price range.
- Nine sales so far this year. Average \$336,000, range from \$395 to \$295.
- Anyone wanting a report from a local relator about the neighborhood let me know. I will be glad to share.
- Remember Directory Spot is the only communications vehicle we use for important and timely information. Please provide your email address.
- Thanks to the Board we are very strong financially.
- Thanks to the Grounds Chair we were able to recover from storm damage. Homeowners also took advantage of discounted iron treatment for pin oaks. Hope to follow up again next year.

- Thanked everyone for all the continued work being done to outside of their homes.
- Encouraged more social events like we had this year.
- Would like to plan quarterly educational sessions such as Police, Fire Department for safety, etc. Reminded homeowners to use outside lighting. You can purchase photo sensitive bulbs that will come on at dusk and off at sunrise.

John advised if anyone wanted a printed directory it can be done. Please contact me if you need a copy.

Vice President/Property Values' Report – Larry Tittle

Larry introduced himself and admitted he has kept busy with different requests and projects. I also got to fill in for Linda with the lawn and grounds during her vacation to Canada.

- I received 14 ARC forms this past year. Work has ranged from new roofs, new windows, decks, siding and we even had solar panels installed. Overland Park was also involved in approving the solar panel project.
- I try to encourage roof mates to work on projects together. It can possibly save both sides a little money if working together.
- Wood rot needs to be addressed and repaired before more damage occurs.
- Another problem we continue to see are tree limbs overhanging a neighbor's property and our perimeter fence.
- Reminded everyone to continue submitting the ARC forms. Check out the restrictions for Painting, Decks, Fencing, and Roofing.

Thanks to all the homeowners in Westmont for your support. Our neighborhood looks good.

Q & A - Brenda Flagler had a question about the solar panels, she was not aware we could have them. Larry advised OP has approved them and the HOA still needs to approve depending on location.

Treasurer/Financial Report – Blaine Halvorson

Blaine started with a joke to reference when a person can't speak. Two times you can't speak, one right after you're born and another just after you die. A third is when you have to get up and speak in public.

Blaine advised his report tonight covers the first nine months of 2023. So far this year we have done a commendable job operating within the projected budget. Linda, I'm not picking on you but the overruns have been primarily in Lawn & Grounds. Some sprinkler repairs, storm damage and special lawn treatments. Lack of snow in the budget has allowed expenditures to be covered. An annual accounting of revenues and expenses for 2023 will be sent out in January following close of current budget year.

Revenue & Expenses through September 2023.

	Year to date	Annual Budget	Remainder
Revenue	\$129,520	\$172,032	\$42,511
Expenses	\$108,597	\$180,792	\$72,195

Excess of Revenue Over Expenses To-Date
\$ 20,924 (\$ 8,760)

Detailed numbers are included in the appendix of this packet. As noted earlier, if we continue to prudently manage our spending as we've done in the past nine months, NO need to increase dues.

Blaine received a good recognition from the whole room with that statement.

As of September 30, our bank balance has increased by \$24,825.

December 31, 2022 Balance \$200,973

September 30, 2023 Balance \$225,803

Hope this will continue through the rest of the year, with no excessive snow or unforeseen events.

For the remainder of the year the Board will continue to monitor expenses. Our approach will be to review the annual spend for the past five years and seek out problematic items. Board review and approval will occur in December. If approved it will be adopted to be effective on January 1, 2024.

Q & A - Murray Rubin had a question about how to manage the excess funds? Blaine advised we will be working on the excess in reserves.

Lawn & Grounds Report – Linda Stogsdill

Linda stated this has been a good year and we have received the least number of complaints since Precision Lawn started almost 3 years ago. Thanks to everyone making improvements to our properties.

As Blaine reminds me, we are in good shape with our allocation. Just don't need any bad snow storms.

Highlights we accomplished so far this year:

- Blanket weed spray early in the season.
- Fertilizer and weed control, as well as grub control.
- Grass in common areas along the perimeter fence looks good.
- Monitored the fence throughout the year and not had any issues – the fence survived the wind storm but our trees did not.
- Trees at Antioch entrance have been replaced and stumps removed.

Remainder of the year:

- Lawn mowing will continue into early November.
- Two leaf cleanups – Just before Thanksgiving and just before Christmas.
- Sprinklers to be turned off and blown out in November.
- Homeowners to schedule your sprinkler shutdown as well. Some companies were suggested for sprinkler shutdown.

Things homeowners can and should be doing:

- Keep branches, acorns and lawn debris picked up. Do not blow into the street, violates City ordinance.
- Keep dog waste picked up in yards and boulevards.
- If your property backs up to the perimeter fence it's your responsibility to trim trees and pick up dead branches.

Thank you everyone for doing such a great job. Way to go!

Q & A - Pat Brady wants something done about both the Antioch entrance and the 119th entrance where her view is obstructed from seeing oncoming traffic. Linda advised she would have to look at the Antioch entrance tree, but the bush on 119th entrance has been cut back.

Q & A - Diana Vetter asked if something could be done with all the brush along her fence line. Diana said she use to clean it herself until she got a severe case of poison ivy. Linda said she will take a look at the problem and help her out.

Q & A – Hilda Magilow wanted to know why the snow removal is 4” and wants it to be 3” like we had in the past. She and Lee, her husband can’t clean snow themselves. Pam Tittle and John Rudzinski spoke up that 4” is the way it reads in the Certificate of Substantial Completion and 4 years ago the Board tried to change this to 3”. The Board will have to discuss this for future and see what can be done.

Q & A – Robbi Arenson asked how much does the snow removal cost. Linda advised about \$8,000 but it is decided on the total snow fall. Linda was asked to have Precision figure a new cost based on the 3” vs. 4”. We will look into it.

Social Events Report – Ray Hawk

Since last year at this time, we have had eight wonderful new homeowners to Westmont. I'm in hopes you take time to meet up with them.

- Annual Garage Sales – Spring sale was May 4-6 and Fall sale was September 14-16. Charity pick up the Monday following the sale.
- Neighborhood Meet & Greet Walkabout – This was June 3rd and about 65 neighbors strolled the neighborhood.
- Happy Hours – Met at Pinstripes June 28th and again October 11th good time had by all. Approximately 35+ people each day.
- National Good Neighbor Day - First time and several neighbors participated with cookies, cards, plants and just a happy smile.

Ray said I still want to get feedback about trading junk. Would like to hear from more neighbors about social activities.

Q & A – Hilda & Lee Magilow expressed interest in a book club. Carol advised they need to contact neighbors and put something in the Newsletter. Pat Bever expressed interest in a gardening club. Susan Oakson showed interest in sharing hobbies or interests she and her husband enjoy.

Q & A – Robbi Arenson inquired about the maintenance of our neighborhood mail boxes and expressed how they need to be replaced or upgraded. We had comments about past discussions and we need to contact USPS. We learned in the past we're not to paint the boxes. John Ziegelmeyer said he would follow up on this request.

Newsletter/Communications Report – Carol Barlau

Carol opened her discussion with the Newsletter after hearing all the comments about book club and hobbies. She thought maybe the Newsletter could become a way for us to get to know our neighbors better.

Carol encourages everyone to share suggestions for news items. Suggestions to share, special birthdays, anniversaries, special family events and etc.

We also have other communication methods for Westmont.

- Directory Spot – Official email communication.
- Mailbox Flyer Box – Flyer box is located by our Mailboxes.
- Westmont “Ask A Question” eMail - westmonthelp@gmail.com.

Carol thanked everyone for coming this evening.

Brenda Flagler thanked the Board for everything they do.

Meeting was adjourned.

Sharon Kralicek
Westmont Secretary