

Westmont Board Meeting 2/16/09

Attendees: Tom Armstrong, Bill Framel, Don Roth, Karen Harrison

Absent: Billie Napier, Connie Brockert

Minutes from last meeting were approved.

Lawn Maintenance: \$74,881 budgeted for grounds maintenance for 2009. If we have an inch of snow, internal sidewalks will be shoveled (approx \$600 per occasion). Iron treatment for diseased pin oak trees will take place end of February. The cost for this treatment will be \$1800

Budget: The budget for January 2009 resulted in a deficit of \$346.00 for the month. It is recommended that we keep 3 months funds in reserve. It is estimated we will need to finance \$15,000 when Antioch project takes place to replace fence. Don Roth proposed we allocate funds for Westmont island rebuilds with an estimated cost of \$15,000. With these in mind we are left with \$40K in unallocated equity. It is recommended we keep \$50K in unallocated equity.

In reviewing the proposed budget it is estimated there will be a deficit of \$15,000 by the end of 2009 if monthly dues are not raised. In order to maintain the recommended amount of funds in equity, a motion was made to raise monthly dues by \$10 per month effective 5/1/09. The amount of increase was agreed upon to prevent the need to increase dues again in 2010. The Board approved the motion

Social: Newsletter item discussing shoveling of sidewalks when snow is under 2 inches

Deffenbaugh-The Board will need to determine what level of trash pick-up program Westmont will choose for residents. Tom Armstrong has submitted questions to Deffenbaugh to gain a better understanding of the points of each program. It is agreed that residents will be notified of the upcoming program with detailed information provided as it becomes available.

We currently have a Board position open (Property Values) and will attempt to find volunteers. Blaine Halvorson has volunteered to assist with the evaluations. Tom will draft an item for the newsletter

New Business: It was proposed that we begin publishing delinquent dues payers in newsletter to include name and amount delinquent. This motion was approved by the Board

Meeting was adjourned

Minutes submitted by Karen Harrison-Board Secretary