

Westmont Board Meeting Minutes

December 14, 2009

Attendees: Tom Armstrong, Bill Framel, Skip Stogsdill, Doug Pierce, Brennan Frye, Loretta Rhodus, Karen Harrison

Grounds Maintenance

There is \$10,368 remaining in budget at end of November for grounds maintenance. \$3500 for yard cleanup following week of December

Miscellaneous Board Activities

- Antioch road widening-Represent Board to keep abreast of activities taking place. Bill Framel
- Antioch Fencing-Tom Armstrong
- Deffenbaugh-Tom Armstrong
- Island Landscaping -Doug Pierce. Have not received bid from Summit, bid from Aspen \$1,600
- Holiday Lighting-Loretta Rhodus (primary), Doug Pierce
- Home Inspections-Brennan Frye (primary), Doug Pierce, Tom Armstrong
- Communications-Skip Stogsdill (primary), Karen Harrison, Loretta Rhodus. This group to handle newsletter development, entrance notifications boards, neighborhood directory, website update and social activities planning and notification. Board came to consensus to send newsletter quarterly, with website being used more to notify residents

Board Assignments

President-Tom Armstrong

Vice President/President-Elect (to become President in 2011)-Doug Pierce

Secretary-Karen Harrison

Treasurer-Tom Armstrong (tentative)

Grounds-Bill Framel

Property Values-Brennan Frye

Communications-Skip Stogsdill

Social Activities-Loretta Rhodus

Social Activities update to be provided at April Meeting

Grounds Maintenance Bid Review

Doug Pierce was dismissed prior to review and discussion of grounds maintenance bids given by Summit and Aspen. Board members agreed to keep discussion of bids confidential, with no information being shared with Doug Pierce.

Bill Framel reviewed Summit service and performance with other homeowner's associations that are currently Summit customers and five rated Summit's performance as a 10, one gave them a 9.

Snow removal and island maintenance will be modified with new contract.

Board reviewed contract comparison between two providers and due to substantial annual difference in rates, motion to select Summit was unanimously approved. The contract is a 3 year contract but can be cancelled with a 30 day notice if performance is unsatisfactory.

Loretta suggested keeping some money in reserve in the budget in the event we need to dismiss Summit and retain another grounds service.