

Westmont Board Meeting Notes

January 17, 2011

Attendees: Brenen Frye, Shirley Knese, Jake Schulzinger, Kris Johnson, Skip Stogsdill, Tony Fink

Absent: Loretta Rhodus

Minutes:

December 2010 minutes have not been completed or approved at this time.

Minutes need to go on website once completed – send to Pam at PGarrett@ha-kc.org for uploading.

Website needs to be checked for minutes that are not posted.

e-Mail minutes to all board members and ha-kc .

Contact Karen for binder and prior minutes.

Fencing & Tree Removal:

Jake stated trees were removed January 6th. Stumps were grounded down, but grindings will be left as there will be sinking around where the tree was removed. Tony was there also to ensure correct trees were taken. Total cost for removal \$1,460.00. Jake will pay invoice since board already approved the project. There will be additional work done once we see how the trees fill out. The area around the circle looks good. Contractor did a good job.

Fence is now partially up on Antioch. A small part of the fence is down due to snow plowing – this is not fixed yet. Shirley suggested we might visit with City of Overland Park (about drivers) to see if what can be done so the fence doesn't get damaged. Brenen wants to wait until after the storm on Wed Jan 19 to see what the snow plows do. Shirley was not sure if the Antioch fence had the reinforcement bar installed yet. 119th fence has not been redone yet as they have not finished Antioch yet, but 119th should have the reinforcement bar. Westmont does have insurance on the fence, but City of OVPK should pay for any damage. Main point in getting vinyl fencing was low maintenance verses a wooden fence. Shirley has signed agreement with City of OVPK to pay for the Antioch fencing. Once we get the bill from Guier we need to turn that in to City of OVPK. Then the City of OVPK will pay us so we can pay Guier. Agreement is to cover cost of up to \$29,552.40. Jake will need copy of invoice. Shirley would like to talk with Valerie about the Antioch entrance – as the two sides do not match. Fencing will be completed – depending on the weather. No payments will be made to Guier until the fence is completed.

Treasurer Report:

Jake handed December income statement. We are \$28,112.77 to the good, but have two invoices for tree treatment (approx \$2,000) that need to be paid. These invoices will be posted towards 2010 expenses. Brenen has list of trees and addresses that were treated. Jake figured cost was approx \$90.99 per tree with 29 trees being treated – total cost \$2,638.77. Shirley motioned to pay invoices and Brenen seconded it. HA-KC will get copies of invoices and list of addresses. Skip suggested we look elsewhere next year for a new tree treatment company. This cost is usually the responsibility of the homeowners.

The only other expense outstanding is Deffenbaugh. Jake stated we were billed \$1,909, which is for a normal month. Our cost should have gone down. November should have been for ½ month and December was a full month. Jake will contact Ha-KC to review – and believes we should see a credit back to us for over payment. This equates to \$6 - \$10 savings a month per household due to how the Deffenbaugh and HA-KC handled the contract.

Other income shows \$15,000 for fence deposit because it was posted wrong on the statements in the past.

Jake has 2011 Budget completed. Review of statement shows a comparison between 2010 year-to-date, 2010 Budget, and 2011 Budget. 2011 income will increase due to interest income from investments and late payment penalties. Expenses will be about the same as 2010. "Administration" is HA-KC, "Lawn and Garden" covers Summit only and includes their snow plowing, "Trash" expense is to drop, "Special Projects" is \$2,500 for light bulbs and special lawn and tree service,

“Committee Expenses” contains \$300 for Westmont picnic, “Other Services” contains all fees for mailings, directories, lien process, “Insurance” contains \$750 is for directors and 5% for property liability, “Other” is for misc copies and electronic bank transfer fees – last year we spent \$291. 2010 snow plowing actual cost was \$16,729 versus \$14,900 budgeted.

Jake gets copies of all bank statements every month and invoices that get paid.

Discussion about residences getting a copy of Income Statements – these are not posted on our internet site. There will also be a brief mention in the newsletter. If resident request – they can get a copy of the financial statements. Financials should be included to homeowners quarterly.

Review of Balance Sheet – Assets = \$127,632, Liabilities = \$11,000, Reserves = \$88, Earnings = \$28. Jake has list. No budget changes so Skip motioned to approve 2011 Budget and Shirley seconded it.

Lawn and Garden:

Tony has lights working at 120th & Antioch. The issue - the light bulb connectors were corroded and just needed to be turned more. The bill will come to Tony for the work. The electrical box needs to be replaced so a bid will come to Tony.

Ad Hoc Committee – so far only 4 complaints about the lawns and snow plowing. These have been resolved. All complaints will need to be provided in writing.

A new contract with Summit has been completed – a list of what was decided will be given to the residents in the February newsletter. The total list needs to be reviewed. Board completed review of new contract and discussed what to give to residents. Pages 1-3 need to go to Skip after making adjustments. Brenen will sign new agreement. Skip motioned to approve new Summit Lawn contract and Kris seconded it.

We have bill for last leaf cleaning of \$3,000 - - this has already been paid.

Communication:

Ad Hoc Committee approved Ryan to solicit Westmont homeowners for additional services. Ryan needs to work with Skip to put solicitation in newsletter.

In February newsletter will contain notice for residents to update their yellow directories for new board members.

To include the new lawn contract in newsletter it will cost \$.15 for 2 sided plus \$.10 per 1 sided = \$.25 for newsletter to include all of the Lawn and Garden stuff. Brenen motioned to approve the cost and Jake and Shirley seconded it.

New Business:

Board discussed if there is a way to put a counter on our Internet site to see how many people view our pages. Jake is going to check into this.

Dumpster on Hemlock has been around for several months. Brenen is to contact homeowner to see how long the dumpster will be around.

Next meeting is scheduled for February 21st at 6:00pm. The meeting will be held at Brenen’s.

Meeting Adjourned: