

Westmont Board Meeting Notes

July 18, 2011

Attendees: Brenen Frye, Shirley Knese, Kris Johnson, Skip Stogsdill, and Tony Fink.

Absent: Loretta Rhodus

Landscaping & Fence:

Purchase of a bench for the island on Mackey & 119th Terr will be put on hold for now. Will need to wait and see what happens with the plants on the island before potentially replacing them.

Newsletter from ha-kc.org had an article re: Saving Trees & Power Lines. Board decided to put this article in the Westmont Newsletter for August. Residents should trim any trees that hang over the new fence and/or sidewalks.

It was suggested that some of the newly planted trees need to be staked. Shirley will discuss with Kevin from A Cut Above.

Our landscaping is now completed. Total cost was approx. \$17,600. A Cut Above continues to water the new plantings for all areas. For most of the plantings, if any of them need to be replaced – it is part of the contract and should be at no charge to Westmont. The exception to this is the island on 119th Terr & Mackey – if we change the plants from what is currently there; we will need to pay the difference between the types of plants used.

Financial:

Several Westmont delinquencies on dues were discussed. We have liens on a few homes and have 1 foreclosure.

Kris will be meeting with Clarence Foxworthy this week to discuss financials and other questions the Board has.

Jake resigned from the Board and Kris has temporarily stepped up to handle the Treasurer duties until the election of new Board members is done.

As of now, the Board will start using expense reports and contract reports to be turned in to ha-kc.org after payment approval is made.

Kris received a call from a mortgage company to furnish financials/budget to lender so home could be sold. Documents were faxed to the mortgage company the next day.

Deffenbaugh is to start their recycle program first of next year. Our trash cost is expected to increase by \$1.50 more per household if we recycle. Westmont HOA is expected to pay this added cost. The signed contract with Deffenbaugh is for 5 years.

Summit Lawn invoice for June not paid yet as there was a discrepancy on the fuel charge. A new invoice is to be submitted to us for payment.

Lawn & Garden:

Discussion was held on whether the lawns should be mowed this week due to the heat and growth and if weed eating should be done. Tony will look at mowing the yards on a week by week basis as long as the excessive heat continues.

There is a sprinkler leak at the 120th & Antioch entrance. Estimated cost to repair is \$100. Tony and Ken Knese might be able to do the repairs for us.

There was a delay on turning the Westmont sprinkler system on. Summit Lawn came out on June 6 to start the system. There was a charge on our invoice for \$419 to bury sprinkler pipes, as Tony had called Summit to fix the issue. There was also a charge for replacement of 5 sprinkler heads.

Discussion was held on how long the sprinkler should be on at the entrances. They are currently set now for 10 minutes. Should do sprinkling early in the morning and since it is so hot – maybe have the sprinklers go twice a day. The average time for the sprinklers is 20 minutes per the board members.

Discussion was held on the iron treatment for our trees. Tony will talk with True Green (who did it last year) to see why some of the iron treatments did not work. Tony will also get 3 bids. Depending on cost, treatments may be done this year.

Tony talked with Doug at True Green about the iron treatment of our trees. True Green will redo 7 severe trees at 50% off. True Green stated sometimes you will need more than 1 treatment. Aspen Lawn treated trees several years ago and stated we may need multiple treatments. The cost to treat a tree is normally \$120 to \$150 per tree, but Westmont paid \$75 per tree last year. Brenen will check contract and see what can be done and Tony will supply list of trees that need treated to Brenen. Tony also talked to a person from the City of Overland Park and they feel we have 29 trees that need to be treated.

Summit Lawn contract will end December 31, 2011. A discussion was held as on the type of lawn mower that is used in backyards vs. front yards. No change in type of mower will be made at this time.

Grass has a 3 inch cut so that it does not die out.

Property Value:

Brenen will look for the past forms that were completed on Property assessment re: home repairs. Once Shirley receives the forms she will create new templates to be used later this year.

The board unanimously elected Shirley to take over Property Value responsibilities.

We had several request to contact residents about violations of Westmont Restrictions/By-Laws and City of Overland Park Codes. The Board is working on ways to be more active in getting homeowners to keep their homes repaired/cleaned up.

Communication/Social Activities/New Business:

Annual Block Party was a success again this year. A suggestion came from the block party that maybe the location can change from year to year – to drawn in more residents.

June minutes passed with a motion from Shirley and Brenen seconded the motion.

Westmont Annual Board meeting is Tuesday, October 18th at 6:30pm. Cash bar starts at 5:15pm. It was decided we would have 3 drawings for door prizes. Board also decided homeowners could provide questions, comments, concerns, and suggestions in advance by sending them to Brenen – no later than October 1st. Board will work with handouts and discussion – no PowerPoint presentation will be done this year. Shirley will help with getting meeting ready. Location of meeting will be Bacchanalia Restaurant.

Board Member Duties will be posted on the ha-kc.org website. These will be placed under the “Board” web page.

Shirley has talked to some residents about running for the board in October. A few of these residents have shown interest in being on the board. Request for potential candidates will be placed in the August Newsletter.

It was discussed that Westmont Board should get a mailbox within our subdivision or at the post office. This is so all mail (invoices etc.) has 1 central location of where they go. Constantly changing addresses with our vendors allows for error of bills not getting paid on time. Shirley will check with post office to see what is available. Also, all bids from contractors have been going to the individual’s home address that is over the project until the final contract is made. At that point the invoices should be going directly to ha-kc.org.

It was found that the person putting garbage down Westmont storm drains does not live within Westmont Subdivision.

Next meeting is scheduled for August 15th at Kris Johnson’s home.

Meeting Adjourned: