

Westmont Board Meeting Notes
August 15, 2011

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

Absent: Loretta Rhodus

Landscaping & Fence:

Ken Knese was very beneficial in helping with getting the sprinkler system fixed at the entrance of Antioch and 120th. The water system was shorting out. If anyone saw a yellow cable going across the entrance over the last few weeks – this was a temporary fix for the electrical part of the system. Tony had received one bid, but Ken thought it was worth checking with the City of OVPK first. The City came out and fixed the system for free. A BIG Thank-you to Ken!! Ken is going to check on the cost to add a sprinkler system along the rest of the outside of our fenced area. The board will need to look at the cost of the additional water before a decision can be made.

The electrical box at the entrance of Antioch and 120th still needs to be fixed. The box sits too low to the ground and gets watered from the sprinkler system and is rusting out. Ken Knese has name of a person who can fix the problem and will call him to get a bid.

Shirley received a \$1,680 invoice from A Cut Above for watering the plants during the hot part of the summer (June 30th to July 20th). It was in the contract with A Cut Above to replace any plants that have died. After replaced has been completed, the water invoice will be discussed.

Nothing further has been discussed with A Cut Above regarding a maintenance plan to maintain the new landscaping. Shirley will obtain bids from other landscapers so a decision can be made.

Financial:

Several Westmont delinquencies on dues were discussed and we still have liens on a few homes and have 1 foreclosure. Several of the delinquencies have stated they have not been getting their monthly invoices from HA-KC.

The board discussed year-to-date lawn cost and feels that with having less mowing, due to the hot temperatures this summer, should help reduce the overage in cost that was created from the 2011 snow removal.

Summit Lawn invoice for June was approved and submitted for payment along with a July invoice from Pinnacle \$70.62 re: the sprinkler system heads and leak at Antioch and 120th.

There is some cost from the July financials that needs to be reclassified to different accounts. Kris will work with Clarence Foxworthy at HA-KC to get this done.

Lawn & Garden:

Summit Lawn applied grub and weed control last week. We should be getting an invoice for \$400 at anytime. This was applied to all yards (no fenced areas). There were a few complaints from homeowners that did not get the treatment in their yards.

No mowing will be done the week of August 15th. Tony wants to see if the weed treatment is working. Tony usually gives Summit 48 hours notice to not mow. Tony will have Summit back the week of August 22nd if necessary. There were fewer complaints over the last few months, but still have 75 year-to-date. Board would like to keep Summit if possible as they handle our complaints quickly and now know the subdivision requirements. Tony and Ken have been very helpful in watching the yards get mowed and write any complaints down so they can be addressed right away.

Dots on the curbs only have to do with mowing the lawns, not weed, leave or fertilizer applications.

Kris will contact KCPL about the tree on the corner of 119th and Antioch to have overhanging branches removed if possible.

Brenen talked with True Green about iron treatments for some of the trees that were treated last year. We have 13 trees that are considered sever. Treatments need to be done either in the spring or after August. The board decided to do the sever trees

this year and all others in 2012. This will give the board members time to get additional bids on the remaining trees. We have a total of 29 trees that need treated.

Brenen will scan True Greens bid and send it out to the board members as a motion to approve and have the work done. Another board member will need to reply to the e-mail to second the motion. We are trying to get the work scheduled as soon as possible.

Property Value:

Brenen received the pass Property assessments, but they were for 2007. He created a binder and gave to Shirley. Brenen will make a template of the form for future assessments and then turn project over to Shirley. The 2007 copies will be handed out to the homeowners at the Annual meeting in October. Those not at the meeting will have their copies mailed to them. The next assessment is scheduled to happen in 2012.

The board is looking at doing a “3 Strike Rule” re: Westmont property value. Any letters that goes out will be signed by the board members. A handout will be given to residents at the Annual Meeting for when the program will start. Any resident that is not at the meeting will need to read the Westmont Newsletter for October.

Discussion was held that there are still several violations by residents that need addressed. Trash bins area being left out and charcoal is being dumped under decks.

There have been a few questions re: basketball goals, fencing, roof replacement, and shrubs around sewers. Shirley has handled all requests to date. Ken and Skip volunteered to help remove the shrubs around the sewer.

Communication/Social Activities/New Business:

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

Brenen and Shirley will talk with Loretta about Westmont Annual Board meeting, which is to be held on October 18th. This is to see if anything still needs to be done i.e. finalizing menu and price. Board discussed having one month free dues as a prize, which would be given to 3 different homeowners in a drawing. Bacchanalia Restaurant is already reserved. Residents will need to RSVP to one person. Shirley will discuss with Loretta to see if she wants to be the contact for the RSVP.

Brenen has received no response on request for homeowners to submit questions in advance – as these questions will be discussed at the Annual meeting. Skip will put a second request notice in the September newsletter.

HA-KC will try to collect 2009 & 2010 missing minutes from the website.

New resident phonebooks will be done in 2012.

Shirley has possibly found 3 to 4 residents who might be potential candidates for next year’s board. The board discussed having a transition period when switching to new board members. The current board would like the newly elected members to attend the monthly November and December board meetings if possible. Skip and Brenen have agreed to help with the transition. Next election of officers is in October. New members will not take office until January 2012. December 31, 2011 will be the end of Skip, Brenen and Loretta’s board term.

Kris will be checking with the Blue Valley Post Office to see if a vacant mailbox is available within our subdivision. This will allow all Westmont HOA mail to be sent to a central location for when there is a turnover with board members.

Kris will be checking with various locations for available space. This is so the board has a standard location for their monthly meetings.

Next meeting is scheduled for September 19th. Location is yet to be determined. Shirley has volunteered her home as a backup.

Monthly board meeting for October is scheduled for the 10th, so the board can finalize meeting plans.

Meeting Adjourned: