

Westmont Board Meeting Notes
September 19, 2011

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

Absent: Loretta Rhodus, Skip Stogsdill

Landscaping & Fence:

The front and back of the fence on Antioch was damaged by vandals Tuesday, Sept 13th. Ken Knese and Tony Fink talked to the City of Overland Park and were told they had 24 hours to clean the fence off. A BIG Thank-you goes out to Ken for buying the products (cost approx. \$40) and doing the cleaning. Without Ken's help we would not have met the 24 hour deadline.

The electrical box at the entrance of Antioch and 120th still needs to be fixed. Estimated cost to replace is \$3,000.

Shirley has talked with A Cut Above regarding the watering bill we received. We may pay \$800, which is half the original invoice. A Cut Above still needs to replace some of the plantings that have died. Further discussion on the water bill and plants will be done at the next board meeting.

Financial:

No new delinquencies were added to the Delinquent List in August. Payment plan with one of the homeowners has not been met, so board will put a lien on the home. Kris will check with HA-KC to see if home that was up for Sheriffs Sale was sold.

Kris has reviewed all expenses on our Income Statement. There are just a few items that will be reclassified to their correct accounts. On the Balance Sheet side, the \$2,130 expense item showing in Reserve - Island Maintenance will be netted against the Reserve - Antioch Fence. All changes will show on the September statements.

Insurance for Board of Directors is due in June and Property Insurance is due in April.

Copies of the Income Statement and Balance Sheet will be need for the October Annual Meeting.

Kris has drafted the 2012 Budget. Copies were given to the board members at the Monday meeting to take home and review. Will complete discussions of Budget after October Annual Meeting is held.

An invoice for a safety deposit box at The Country Club Bank has surfaced. Shirley and Kris are trying to track down the keys so a review of the box can be done. If keys can't be found, it will cost Westmont \$200 to have the lock drilled.

Lawn & Garden:

No mowing was done the week of September 12th.

Tony expects Summit Lawn to mow about 4 more times this year. We are scheduled to have 2 more cleanups, but may cut it back to just 1. This decision will be made at a future board meeting.

Tony received a few complaints regarding Summit Lawn. These have now been addressed.

We have a 3 year agreement with Summit Lawn that gets renewed each year. Tony expects the 2012 bid from Summit to arrive any day now.

Discussion was held regarding lawn and snow removal. This included what is expected for the price we pay and how can we improve the service.

Property Value:

The new "3 Strike Rule" is being revised and will be handed out at the Annual Meeting. 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.

Communication/Social Activities/New Business:

August minutes passed with a motion from Brenen and Kris seconded the motion.

Reservations for the Annual Meeting need to be turned into Loretta as soon as possible.

Brenen still has not received any response regarding request for homeowners to submit questions in advance.

2010 Annual Meeting minutes were finally obtained and will be handed out at the 2011 Annual Meeting.

Shirley found 3 residents who might be potential candidates for next year's board. We still need to get Bio's on each of them for the Annual Board Meeting.

Kris has arranged for all future board meetings to be held at St. Thomas Episcopal Church, which backs up to the South side of Westmont. All meeting dates have been provided to the Church and are now permanent. Next board meeting is for October 10th.

Brenen discussed his ideas for the agenda that will be used at the Annual Meeting. He also discussed what documents he would like to see included in the hand-out package. Agenda and hand-out package were agreed upon by all attending board members.

Meeting Adjourned: