

Westmont Board Meeting Notes
November 21, 2011

Attendees: Brenen Frye, Shirley Knese, Kris Johnson, Tony Fink, Skip Stogsdill, Mike Perry, Pam Tittle, Barb Kolom, and Brenda Flagler

Absent: Loretta Rhodus

Financial:

October financial, delinquencies, and 2012 budget were reviewed by the board.

Our CD at Country Club Bank matures 11/22/11. The money will be pulled and put in our money market bank account until the board can find a better interest rate.

A reclass will be done on a reserve account in order to consolidate.

The 2012 budget will be adjusted for recycling, lawn service, and utilities. Board will complete review of the budget at their next meeting so any other changes and approval can be made.

Deffenbaugh's rates are based on all the HAKC Homes Associations so that we all can get a better rate for trash removal.

Kris will call Deffenbaugh about yard waste pickup starting in 2012.

Kris to do analysis of Summit Lawn's 2011 expenses to see how many lawn mows were done this year.

Kris to get copies of Westmont water bills from HAKC for Sept and Oct as they seem high.

Lawn & Garden:

Tony and Ken have been working on a contract with Summit Lawn. It cost started out at \$1100 to mow common areas, but jumped to \$1200 due to small mowers being added. New contract price will be \$1200. Tony will review bid again for questions and concerns raised at the board meeting i.e. walk behind mowers, mulch on the other side of our new fence and other verbiage. The new contract will run from 1/1/2012 to 12/31/2014 with a 30 day written notice to terminate the agreement at anytime. Summit has improved on their service over the last year.

Part of the contract with Summit is to have 1/3 of the yards treated each year for 3 years. This will be at no extra charge to the homeowners.

If residents have problems with yard, snow or leaf removal, they are to call Tony or Ken Knese. Do Not call Summit directly.

Residents are to be reminded that they need to get their sprinkler systems shut-off before colder weather sets in. Since this is the responsibility of the resident they need to contact Summit Lawn directly to schedule an appointment.

A-Cut-Above has submitted an invoice for watering the new plants this summer. The bill was approx \$3,200. It was motioned by Kris and seconded by Tony that Shirley writes a letter to A-Cut-Above stating we will forego the 1 year guarantee on the plants and not pay their water bill. This watering was not included in the original bid. Shirley has already priced replacing the plants that have died at \$2,000 (includes planting them). The dead plants have already been removed by Ken Knese and Larry Tittle. Shirley will be getting other pricing for a comparison. The 3 trees that we lost have a guarantee directly from Suburban Lawn, so their cost is already covered.

There will be 2 yard clean-ups this year. We had one in the spring and one the week of Thanksgiving. By doing the second clean-up later, will save us approx \$3,000 by not having a 3rd clean-up.

One of Westmont resident's asked the board for bushes to be removed in their back yard. The resident has since removed those bushes on their own.

Iron treatment on some of Westmont's trees is almost done.

Ken Knese started work on gathering information for the extension of our Westmont sprinkler system. This will cover our property along Antioch and down 119th on the outside of our new fence. We already have a partial system that helped with this summer's watering of new plants. Ken placed a notice on the side of all mailboxes for residents who might be interested in helping (Pam Tittle will be helping out since she was involved with the original system). Ken has received 3 different bids, 1 at \$12,243, 1 at \$19,210 and 1 at \$20,299. He is looking at getting a rain sensor to automatically shut-off the system when it rains. Ken is also looking at doing watering break so that it has time to soak into the ground. The island on 119th and Hemlock would possibly have a sprinkler system even though it is owned by the City of Overland Park. Ken will be contacting the city to discuss. Aspen Lawn did the original systems for the subdivision. Our cost to turn the system on and off will be very minimal. The island on Mackey and 119th will not have a sprinkler since there is no way to get water there without it being extremely expensive. Depending on the bid accepted, there could be other advantages for Westmont. The board and Ken are still reviewing our options.

Property Value:

A few residents requested a copy of the new "3 Strike Rule". A reminder was given that the rules were included with the Oct Homeowner's dues invoice and should be kept. Shirley Knese was glad to provide the residents with another copy.

One of Westmont residents is looking at remodeling the outside of their home. The board is gathering additional information on the request to see if the plans fit within Westmont and the surrounding neighbors. Once the information has been reviewed by the board a decision will be made.

Communication/Social Activities/New Business:

October minutes passed with a motion from Tony and Skip seconded the motion. Also the Westmont Annual Meeting minutes were passed with a motion from Skip and Shirley seconded the motion.

Next board meeting will be December 19 at 6:30pm.

The topic of gift cards for "past" board members was discussed. The board decided that on a go forward basis, a new rule will be established - - the term of the board member is for 3 years and must be completed in order to get a gift card. If the term is not completed, no gift card will be given to the parting board member.

Since Skip's term on the board is completed, he has instructions on how to handle the newsletter for the next board member to take over his responsibilities. Skip gave a brief explanation of his job at the board meeting. Turn time to get newsletter to HAKC is by the 25th of each month. The newsletter goes with our Homeowner's dues invoice. Newsletters are to be kept front to back as much as possible. We will need to include in the January 2012 newsletter the board members and their duties.

A copy of each board member responsibly needs to be given to the newly elected members. These duties are also located on our website.

A new directory will be done in 2012. We have had several volunteers to help.

Meeting Adjourned: