

Westmont Board Meeting Notes  
December 19, 2011

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

Absent: Loretta Rhodus, Skip Stogsdill, Pam Tittle

**Financial:**

Discussion on 2012 budget was done. There will be some additional adjustments made before the board does final approval at their January 16th meeting.

Delinquent dues for December were discussed. There are 3 residents that were added to the list in December. Two of those residents do not have phone numbers listed in the directory. Brenda was able to provide one of the missing phone numbers. Phone calls were made on one of the delinquency that had a phone number and the 3rd will need a letter sent, since it did not have a phone number listed.

As of January 1, 2012 – Johnson County requires all residents to have recycling and yard waste removal.

**Recycling:** For Westmont the recycling cost will be included in with the Deffenbaugh monthly Invoice. This means Westmont Homeowners Association will be picking up that extra cost, which is approx \$2.00 per household. Those residents that currently pay individually for their recycling will need to continue paying until Deffenbaugh delivers the bins with the yellow lids. Once the bins have been distributed – you can discontinue your individual contract with Deffenbaugh. Deffenbaugh is planning on distributing the bins sometime in January or February 2012. If you currently have a green recycle bin, place it upside down on top of the yellow lid and Deffenbaugh will pick up the first time they do their route.

**Yard Waste:** The board decided not to pay for yard waste for Westmont Homeowners. If a homeowner wants yard waste removal, they will need to contact Deffenbaugh or another hauler to make individual arrangements. Tony contacted Summit Lawn to see if they might pickup extra yard waste, when they are here mowing, but there has been NO resolution on this as of now. Since Westmont Association will not pay for the yard waste, signed documentation will need to be provided to Deffenbaugh stating such.

November financial statements were reviewed by the board. As of November, year-to-date, we are at a \$3,353 profit. The CD that matured in November was cashed out and put into the Westmont Money Market until interest rates become better.

**Lawn & Garden:**

Brenen signed the new contract with Summit Lawn and will give it back to Summit for their signature. Once both parties are completed signing, copies will be giving to Tony and Kris. .

Tony has received several calls regarding: leaf pickup. Tony has contacted Summit Lawn and the issues should all be resolved by December 23.

The reseeding of yards will take place next year sometime in August or September. Summit will start with 1/3 of the yards.

Shirley and Brenen have been in discussion with A-Cut-Above regarding the water invoice for \$3,420. Several resolutions have been discussed, but no decision made at this time.

Iron treatments on Westmont trees are completed and bags should be removed soon.

Ken Knese is working on Westmont sprinkler system bids. Ken has had a large amount of interest from homeowners about adding sprinkler systems to their yards. He is working on prices at a discount to the homeowners when he receives bids for the perimeter of the subdivision. He will call a meeting for all homeowners interested in late January or early February to bring them up to date on the progress of possible discounts. If you are interested, please call Ken at 913-481-1123 to get on the list to be contacted.

**Property Value:**

The issue with the dog damaging the front yard has been resolved by both homeowners.

Residents need to be considerate when placing firewood along fences so that it doesn't destroy their neighbor's yard. This will be one of the items that the board will watch for when doing the outside home inspections in 2012.

**Communication/Social Activities/New Business:**

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

Next board meeting will be January 16 at 6:30pm.

Brenda Flagler put out our Xmas wreaths. Brenda has requested that additional decorations be included in the 2012.

It was requested that when the 2012 Westmont Directory is done, phone numbers will be required for all residents.

All Westmont Newsletters should be sent to both the renter and the homeowner.

Notices were mailed to residents that backup to the St. Thomas Episcopal Church since the church is looking at expanding. The notice is for a public hearing to be held on January 9, 2012. Westmont board would like to ask the church if they can use some of the dirt from the expansion to help increase the berm that currently exist between the two properties.

St. Thomas Episcopal had carolers going around our neighbor Sunday night December 18. Some of the board member will send a letter of thank-you to the church.

**New Board Member Positions:**

President: Shirley Knese

V.Pres: Mike Perry

Secretary: Pam Tittle

Treasurer: Kris Johnson

Grounds: Tony Fink

Social Events: Brenda Flagler

Newsletter: Barb Kolom

Property Values: Mike Perry main contact (board members to help with inspections)

**Meeting Adjourned:**