

Westmont Board Meeting Notes

February 20, 2012

Attendees: Shirley Knese, Kris Johnson, Mike Perry, Pam Tittle, Barb Kolom

Absent: Tony Fink, Brenda Flagler

Financial:

Kris provided the January financial statements to the board. January current earnings for 2012 are \$7278. Due to our mild winter we have not used \$14,100 in the budget for snow removal. If the weather continues the way it has, this money will help with projects for 2012. Shirley did state this savings would not lower dues, we have projects to fulfill.

Delinquent dues for February were discussed. We have four residents on the list. We have liens on three of the four. Mike stated one of the properties is under contract and we should be hearing something in the near future. Kris was referred to an attorney to discuss the delinquencies. Pam made a motion to possibly engage the attorney services for a couple of letters and Barb seconded the motion. The board would like to review the letter before sending to the homeowner.

Shirley reported on the bids Ken Knese has received on the sprinkler systems for the perimeter of the subdivision. The two companies in the final bid process are Pinnacle and Epic. The bids are very close and Shirley provided the cost of \$12,773. This cost is well below our budget. Mike inquired about the additional water billing and would like to know if the company could provide us with approximate water usage. This would be an addition to our utility cost in the budget. Shirley will ask Ken if an estimate could be provided.

Kris had graffiti sprayed on her fence in the backyard. This is the second time our subdivision has had a problem in the same area. Shirley has contacted Guier to close off the opening on Antioch south of Kris's property. The cost for the 9' section would be \$700. Shirley motioned for the board to vote and 5 members present all agreed to complete the fence.

Lawn & Garden:

Tony and Ken have completed two meetings with homeowners interested in adding sprinkler systems to their yards. We have about twenty interested homeowners at this time. We will put another message in the Newsletter to advise homeowners decision time is near. Need to contact Ken now if interested.

We still need to hear back from Summit about the request for a possible yard waste pickup. It is up to the individual homeowner to contact for their yard waste.

We have reseeded for 1/3 of the lawns in the Summit contract for the next three years. Shirley suggested we discuss if we have a need for more iron treatments for the subdivision trees.

Property Value:

Shirley asked Mike to lead up the property values and inspection. Shirley presented a form for all to review that was similar to one used in past inspections. We discussed three categories to be used. (Needs Work, Good/Minor Improvements, and Excellent/No Repairs) We discussed having 8 to 10 people to help with the inspections with having 2 people work together as a team.

Pam and Kris asked how the inspection report would work with the 3 Strike rule. The 3 strike rule should be the basis for the inspections.

Trees over- hanging the perimeter fence need to be addressed when the home inspection is completed.

Communication/Social Activities/New Business

January minutes passed with a motion from Shirley and Kris seconded the motion.

Next board meeting will be March 19th at 6:30pm. (Pam provided a listing for the 2012 meetings.)

Shirley advised the death of another homeowner on 119th Terrace. She will verify the name for Barb to publish in the newsletter.

In preparation for a new directory to be done in 2012, we reviewed a directory information form. Barb will make some changes to the form and return to HA-KC. The request form should be mailed with the newsletter in March. We are committing to have HA-KC send out new directories by June 15th. Barb and Pam will share the responsibilities along with having some volunteers to help.

Shirley mentioned we have new renters Sam & Trina Frye at 11926 Mackey. They are renting in hopes to buy.

Shirley suggested we set goals for projects to complete in 2012 and 2013.

Sprinklers – 2012 (Perimeter)

Landscaping – 2012 (Complete after sprinklers are in place.)

Information Box – 2012 (Boxes to be added to existing mail boxes. This would eliminate taping notices about lawn care, lost items, meetings and etc. Shirley will provide more details at our next board meeting.)

Curbs, sidewalks and streets – 2012 (Contact the city for a plan of action.)

Entrance Signs – 2013 (Possible repair)

Tree Trimming – 2013 (Pin Oaks in front yards)

Meeting Adjourned: