

Westmont Board Meeting Notes
March 19, 2012

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

Absent: Brenda Flagler

Visitor:

Rod Hoffman an attorney with Slagle, Bernard & Gorman spoke with the board before our board meeting began. Rod was invited by the board to discuss collections on our delinquent dues. Rod provided the board with a summary copy of the Kansas Homeowners Bill Of Rights. He also encouraged us to update our bylaws and restrictions. Rod has reviewed many Bylaws and Restrictions from local homes associations and would be willing to help us with updates.

Financial:

Kris provided the February financial statements to the board. Year to date current earnings for 2012 are \$12,462. Kris advised she had paid \$13 to Kansas Income Tax and \$91 to Federal Income Tax.

Delinquent dues for March were discussed. Two properties with liens have been paid due to the sale of the property. Kris advised we still have \$2667 as bad debt for the same properties due to amounts owed before the foreclosure. We still have three residents on the delinquent list. Two of the three have liens against the property and the third has paid in full.

Mike made a motion to engage the service of Rod Hoffman to review the home association's documents and pursue sending letters to four delinquent homeowners. Pam seconded the motion. All six attendees voted in agreement.

Shirley reported we have a contract with Pinnacle to install the sprinkler system for the perimeter of the subdivision. The cost is \$12,773 and we have a down payment due of \$4000. The installation will be done in April. We also received an estimate from Pinnacle that our water bill for the subdivision should increase around \$2000 annually with the added sprinklers.

Contract with Guier has also been signed and under way with the additional fence on Antioch.

Mike reported he has one bid and waiting on another bid for repair on our entrance signs.

Lawn & Garden:

Ken and Tony worked diligently to obtain the best price for sprinkler systems. Pinnacle will have sixteen new systems and four rehab systems to be completed in April. These systems are all funded by the homeowners not the association.

Good news from Summit, they have agreed to pick up yard waste on Thursday's when they are mowing. Summit will pick up waste in brown paper bags and limbs & twigs that must be bundled. Homeowners need to place yard waste at the end of the driveway or curb. Summit is scheduled for Thursday with weather permitting.

Tony had a few complaints to report about the lawn service. Spots on concrete after pre-emergent was applied. Some areas to resod after damage during clean up. Problem with trash blowing in the yard.

Deffenbaugh will be delivering recycle carts by the end of March. A few homeowners have already received carts. The request was made if a second cart is delivered please notify Deffenbaugh and they will pick the extra cart up.

Property Value:

We discussed a time frame for our inspections and will revisit in April. Shirley wrote a document to be sent with our April newsletter. This document summarizes what we are doing as an association to meet the Overland Park City guidelines. We are in hopes to start the inspections in May. Looking to have volunteers from the subdivision.

Communication/Social Activities/New Business:

Meeting came to order at 7:10 PM after our visitor left.

February minutes passed with a motion from Kris and Barb seconded the motion.

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

Barb inquired about future meetings to have an agenda printed in advance. Shirley agreed we will start our April meeting with an agenda.

The request form for the 2012 directory was sent in the March newsletter. Shirley requested an update from HA-KC on the number of responses. Pam is to contact Jamie and advise Shirley and Barb the number of responses.

Reviewing goals discussed in February:

Sprinklers – 2012 (Perimeter) **INSTALL IN APRIL**

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

Information Box – 2012 (Ken Knese will work to install boxes **by** the mail box. We are not to post on the mail box or attach anything to the mail box)

Entrance Signs – Moved to 2012 (Mike has one bid and working on another)

Meeting Adjourned: