

Westmont Board Meeting Notes  
July 16, 2012

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

Absent: Tony Fink

**Call To Order:**

Meeting came to order at 6:45.

June minutes passed with a motion from Brenda and Kris seconded the motion.

**Financial:**

Kris provided the June financial statements to the board. Year to date current earnings for 2012 are (\$5,998). We paid Annual Directors/Officers Insurance \$750. Deffenbaugh bill was \$2241 should be \$1992; Kris will call to see why the bill is so large. We paid \$575 for legal fees in June. Final payment for the sprinkler system was also paid in June, reference special projects account.

Delinquent dues for June were discussed. We still have two residents on the delinquent list. One resident has been paying current and HA-KC has received a check for \$1000 towards the past due amount. We expect to receive final payment in August. The board agreed to abate part of the late fee charge to encourage payment by August 15<sup>th</sup>. Kris will write a letter for the resident stating the conditions to be met. Kris and Pam will meet with the resident this week. We have also been notified from the attorney he has garnished a bank account and received partial payment on the other delinquent case.

Mike to get the deposit check back from Acme Sign. Check is to be sent to HA-KC. Due to the misunderstanding with Acme Sign we will need to review more bids before going forward with the entrance signs.

**Lawn & Garden:**

Due to the hot dry weather we will continue to have lawns mowed as needed. Encourage homeowners to water as often as possible due to the drought conditions.

Ken Knese has been spraying for weeds and nut grass on the perimeter of the subdivision.

Kris supplied a spreadsheet for Ken and Tony to review the charges we have received from Summit for the past four months.

**Property Value:**

Shirley supplied a letter to be sent with the home inspections. She asks all members to review and give her feedback so she could complete.

The homeowner with the front deck project has removed the initial construction. Shirley will write a letter to follow up with the homeowner about the new plans. Shirley had conversation about the purple deck and the conversation was not favorable to our request to repaint the deck. Shirley to send a registered letter in reference to the conversation and time line to reply.

Barb reported she had 13 homeowners interested in soliciting bids for driveway repair and replacement. Dave Mulka has agreed to lead the committee. Members of the committee are Carrie Williams, Prudence Loy and Matt Hull. Next meeting to be on July 30<sup>th</sup>.

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

Brenda to finalize location and meat for the annual neighborhood picnic on September 22nd.

Brenda created the hang file for the association to file all correspondence for each homeowner.

Brenda canvassed the subdivision to inspect the Postal Boxes that need repair rust/paint and replacement if necessary. She delivered her list to the Post Office for their review.

Pam will meet with Jamie at HA-KC on the new directory. She will have a date for completion at the next board meeting.

**Meeting Adjourned:**

Next board meeting will be August 20, 2012 at 6:30.