

Westmont Board Meeting Notes
September 17, 2012

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

Call To Order:

Meeting came to order at 6:35.

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

Financial:

Kris provided the August financial statements to the board. Year to date current earnings for 2012 are \$1,063. Kris advised we still have a credit coming from Deffenbaugh. The credit will appear on September invoice, total credit is \$747. Kris checked with HA-KC on the directory charge, it included postage. Charge on directories should be \$477; the balance will be moved to postage.

Delinquent dues for August were discussed. We received a \$1900 check from the resident we had received a judgment against. Kris to verify the balance owed after attorney fees are paid. Another name showed up on the delinquent list and is now cleared. Resident claimed they did not receive their statement.

Lawn & Garden:

Tony and Ken received many complaints about the number of lawns that Summit missed mowing last week. Summit was using an old list and should have been mowing all lawns needing to be cut. All lawns to be mowed the balance of the season.

Ken Knese formed a committee to canvas the subdivision for phase one for the lawn renovation. We have 56 lawns that will receive the renovation. This will include aerate, verti-cut (if needed), seed and fertilizer. The homeowners were all contacted by the committee and would agree to water as required. This service was negotiated in the Summit contract. The balance of the lawns will be renovated in the next two years.

Ken has contacted Suburban about replacing the spruce trees at 119th and Antioch. Suburban should replace by the end of September, these were covered with a guarantee. Ken is also in the process of replacing many of the smaller plants in the common areas.

The resident at 8422 West 119th Terrace had the Walnut tree trimmed that was over hanging the fence. The board was in agreement they did a nice job.

Shirley reported the bench at 119th Terrace and Mackey had been stolen. A police report has been made.

Property Value:

We received an email from 12013 Hemlock requesting advise from the board to help with the roof mate. Both homes are in need of a roof and repairs to the siding. Last contact the resident was in a wait and see with the roof mate.

We discussed the email the board received from 8306 W. 120th St. The resident was inquiring about approval for mud jacking or replacing the driveway/sidewalk. A possible need for a retaining wall beside the front porch was also listed in the email. Mike replied back that the retaining wall would need approval by the board. The resident has since replied they are not building the retaining wall. This is the same resident with the purple deck that has not been resolved. Brenda

suggested taking examples of paint colors to the resident since stain is not an option after it has been painted. Mike and Brenda are to review the colors. What color is decided on by the resident still needs to be approved by the board.

The owner at 12030/12032 Hemlock had submitted the ARC form for paint approval. The paint color was approved by all 7 members and the form was signed by four members.

Brenda presented some pictures for the board to review for the entrance signs. She has also contacted an independent mason to provide a bid. Tony agreed to meet with Brenda and the mason. The entrance signs will be put in the 2013 budget.

Barb reported the committee working on the driveway repairs and replacement is still receiving bids.

Communication/Social Activities/New Business:

Brenda reported she has 31 reservations for the picnic and in hopes for more. She had several members on her committee to help with calls, games and etc.

The annual meeting was also discussed. Tony suggested we send the Agenda in the October newsletter. Shirley and Pam will set up the Agenda for Barb to send with the newsletter. All reports for the annual meeting are due to Brenda by October 8th. Kris will provide the financials by October 15th. Brenda will make up handouts before the meeting.

We had discussion about street parking. Parking on the street in some areas creates blind spots which could cause a potential accident. Tony suggested Barb put something in the newsletter to park on the driveways without blocking sidewalks.

Barb received a request from Bob and Sharon Gilworth to put a notice in the newsletter about the "Jared Coones Pumpkin Run and Walk". Jared was Bob and Sharon's grandson and they have been supporting this memorial to raise money for cancer patients and families.

We've had reports in the subdivision about gas leaks. Suggestion was made to put something in the newsletter for residents to be aware and contact the gas company if needed. The gas company has found the problem possibly related to the drought.

Meeting Adjourned:

Next board meeting will be October 8, 2012 at 6:30 PM.