

Westmont Board Meeting Notes  
November 19, 2012

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

Absent: Mike Perry, Tony Fink

**Call To Order:**

Meeting came to order at 6:30.

**Visitor:**

Ken Knese presented bids received for Tree Trimming in 2013. He also gave the Board a copy of the specs he used for the companies to include in their bid proposals. Ken had 12 companies visit the subdivision in November. Out of the 12 companies, 7 presented a bid and 5 chose not to bid on the project. He received a range in pricing from \$7000 to \$35,000. Van Booven Lawn & Landscape was the company we used 5 to 6 years ago and they came in as the second lowest bidder. Dodson's Tree was the low bidder and Ken is going to research the company further and report to the Board.

**October minutes passed with a motion from Brenda and Barb seconded the motion.**

**Financial:**

Kris provided the October financial statements to the Board. Year to date current earnings for 2012 are (\$2,311). Kris advised her estimate for our loss in October was increased by the expense for the \$650 mulch charge we asked Summit to provide. The mulch was needed for our new plantings. Kris advised HAKC needs to reclass the Annual dinner expense from account 51621 (Board Meeting) to account 51900 (Social Events). HAKC also needs to move the postage for the directories to account 50700 (Kris has already requested this to be done several times).

Delinquent dues for October were discussed. We have a resident that is going thru a foreclosure; this is the same resident we had taken to court. HAKC advised Kris they will try to find out what the status is with the homeowners bank. We also had a check returned on a past delinquent resident. HAKC has sent a letter to the resident about the return check including the collection fees. Another resident had been notified their payment was behind and this was an oversight and the check has been mailed.

Kris advised the free dues from our Annual Meeting in October will be given credits in January.

Kris also supplied information for the Board to review about "Low Assessments". The costs for capital projects and repairs seem to increase and maybe we should review our maintenance dues for 2013.

Kris sent the 2013 Board meeting dates to St. Thomas and is waiting for their approval.

**Lawn & Garden:**

Summit finished our first fall clean-up. The crew worked in the neighborhood four to five days to complete the job. We have one more clean-up in the budget for 2012. This clean-up should take place in December or possibly January weather permitting.

**Property Value:**

No update on the Purple Deck.

ARC Request – We have three roofing requests in November.

12013 Hemlock – We received the ARC form. This roof is being replaced without the roof mate.

12006 & 12008 – Board approved 12006 ARC and waiting for the roof mate to submit the ARC for 12008.

Driveways – We had eight new driveways installed this fall. Ragan Construction is the contractor the homeowners contracted with. The response about the results of the work has been good. Shelby Ragan has made a commitment to honor the same pricing through next spring.

Entrance Signs – We are in the design and bid process. Mike emailed a stone sign from another subdivision and is contacting the company for a bid. Brenda has also had some conversation with a couple contractors. Brenda also suggested we talk with Ragan Construction, they also do some sign work. We will have more review at the December Board meeting.

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

We will use the same Christmas wreaths as in the past years. Brenda will put the wreaths out after Thanksgiving weekend. Barb has volunteered to help Brenda.

We had discussion about the annual meeting. We have some residents with some questions they would like to present to the Board. The Board has decided to hold an Open Meeting in February. The meeting will take place at St. Thomas on February 18<sup>th</sup>. The budget for 2013 will be complete and residents can review.

We discussed items for 2013 budget. Shirley reviewed some of the 2012 expenses that need to be increased for 2013. Kris will work on the proposed budget before the December meeting. She will send out a proposed budget for the Board members to review before the meeting. The budget is due to HAKC December 31, 2012.

Shirley requested Kris to verify the deductible on the Property Insurance.

Brenda suggested getting a committee to work on updating and amending our Restrictions. The February meeting could be a good time to involve residents in this project.

Brenda noted coyotes have been seen in the neighborhood. Put a note in the Newsletter to make residents aware and watch out for their pets. Due to the drought, we've had some reports about gas meters and electrical boxes have moved from the original position. Residents should inspect their homes and call the utility company if needed.

**Meeting Adjourned:**

Next board meeting will be December 17, 2012 at 6:30 PM.