

Westmont Board Meeting Notes
December 17, 2012

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

Absent: Mike Perry

Call To Order:

Meeting came to order at 6:35.

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

Financial:

Kris provided the November financial statements to the board. Year to date current earnings for 2012 are \$1,176. Kris reviewed our statement from HAKC; the account changes for the Annual dinner and the postage for the directories have been corrected. We made a \$265 payment for our Property & Liability Insurance. We had a \$3500 charge from Summit for the November cleanup. The water bill paid in November was \$808.

Delinquent dues for November were discussed. We have two residents on the delinquency report. One resident had their October payment rejected due to insufficient funds, but November & December went through. The other resident is going through a foreclosure. Kris will follow up with Clarence about the foreclosure.

The draft for our 2013 Budget was reviewed with much discussion. Deffenbaugh has a 5% increase per contract. Water and Electric rates are to go up 5-6%, so we need to increase the Utilities. We need to increase the budget for water usage with our new sprinklers. Based on the number of mowings in 2012, we cut the budget \$3600 by eliminating three mowings at \$1200 each. We are going to remove the fall shrub pruning and that cost is \$3000. We had seven bids for the tree trimming and will put \$8000 in the Budget for Special Projects. The new entrance signs will not be put in the budget for 2013. We arrived at a Budget showing \$189 profit. A motion was made by Brenda to approve the Budget and Tony seconded the motion. Six members present all voted to approve the Budget. Kris will send the final Budget to HAKC by December 31, 2012.

Lawn & Garden:

Summit is in the process this week of finishing our 3rd and final cleanup for the year.

The Board had discussion about next year's mowing. We agreed each scheduled mowing would include all lawns and would not have partial mowings. We would still consider cancelling mowing when it is hot and dry.

Tony also reported that Ken Knese had trimmed all the rose bushes and staked newly planted evergreens. The Board all agreed Ken has done a lot of work and saved the Association money.

Property Value:

No update on the Purple Deck.

We had an inquiry for a placement of a new fence, but the ARC has not been submitted.

Communication/Social Activities/New Business:

Kris advised St. Thomas has approved our meeting dates for 2013. The Board discussed making a donation to the church. We will make a \$100 donation for the use of the room and it has been put in the Budget.

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

Barb will put another notice in the newsletter about the February 18, 2013 Open Meeting. Shirley advised we would have copies of the 2013 Budget and year end Financials available for the meeting.

Shirley had contacted the police station about the criminal notice we received in our front doors. The police confirmed there had been a robbery in our neighborhood. The police department did not deliver the notice.

The tree trimming project for the subdivision will be finalized at the January Board meeting.

Brenda will remove the Christmas wreaths after the 1st and store them for another year.

Meeting Adjourned:

Next board meeting will be January 21, 2013 at 6:30 PM.