

Westmont Board Meeting Notes
January 21, 2013

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

Absent: Tony Fink, Brenda Flagler

Call To Order:

Meeting came to order at 6:35.

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

Financial:

Kris provided the December financial statements to the board. Year to date current earnings for 2012 are \$3,377. Kris advised at the annual meeting she was expecting an estimate of \$7000 profit to end the year. We had our 3rd leaf cleanup for \$3000 and a sprinkler repair for \$1074(August) that expensed in December. Kris also informed the Board our 2012 Income statement will be closed out when the January financials are started. The water bill paid in December was \$642.

Delinquent dues for December were discussed. We have one resident on the delinquency report. This resident has been in foreclosure and the Bank of America owns the property. The resident was to be out of the home by January 15th. HA-KC is hoping with the lien we will get some reimbursement once the home is sold.

Kris advised the \$100 donation to St. Thomas Church for the use of the room was sent in January. Credits for the free dues awarded at the annual meeting were given in January.

Shirley submitted a \$225 bill for a perimeter fence repair at the 119th entrance. Wind had blown a section of the fence down.

Lawn & Garden:

In the absence of Tony Fink, Ken Knese reported on the tree trimming project. Dodson's Family Tree Service was contracted to trim the trees in January and the project has been completed. We had 237 trees trimmed and 9 trees removed. Approximately 70 homeowners had additional trees trimmed at their expense. Ken Knese and Larry Tittle contacted each resident and marked trees to be trimmed.

Property Value:

No update on the Purple Deck. The Board wants to bring this up for discussion at the February open meeting.

In March the Board would like to review the 2012 inspections.

Shirley advised she has six letters to send out to residents. She has received complaints from homeowners and also noticed items needing addressed. Problems seem to be more tree trimming, fences falling down or needing repair and cars parked in the street.

Mike and Brenda will continue to get bids for the Entrance Monuments. The monuments are not in 2013 Budget, but will be put in 2014 Budget. If funds were to become available we would consider replacing sooner.

Communication/Social Activities/New Business:

The tree trimming service had been discussed by the Board at the December 17th board meeting. Ken Knese had contacted twelve companies and received seven bids. Dodson's Family Tree Service was offering a good price so they could keep their crew busy in the month of January. Due to the necessity of approving the contract before the January Board meeting, Shirley Knese President emailed all Board Members on 1/2/2013 attaching a copy of the contract and requesting the Board Members to return their vote by e-mail. The Board responded quickly and with a unanimous vote (7) the contract was approved. Dodson's submitted a signed contract with proof of insurance. Shirley Knese President signed the contract and a copy was given to Pam Tittle Secretary before work began. Payment due after all work is completed and is satisfactory. Ken Knese and Larry Tittle offered their time to contact each homeowner in person as to which tree the Association will pay for and which trees they may want to have trimmed at a cost of \$40.00 per tree. The trees the homeowner wants trimmed will be paid directly to Dodson's Tree Service.

The Board discussed officers and directors positions to be held for 2013. Five members present voted to retain the position they are holding.

The Board had discussion that the tenure for Board members is off track. We feel tenure needs to be addressed and not positive what year the tenure got off track. The Board has seven members and we should be electing new members each year. Each member is to serve a 3 year term. We had no election for 2013, but will have 3 positions in 2014 and 4 positions in 2015.

The Board discussed items we need to present at the February open Board meeting.

- 2012 Income Statement

- 2012 Balance Sheet

- 2013 Budget

- Purple Deck – Possible solution

- Update Restrictions – Possibly get volunteers to form a committee

Barb to put another notice in the newsletter about the February open Board meeting. She will also update on the tree trimming project.

Meeting Adjourned:

Next board meeting will be February 18, 2013 at 6:30 PM.