

Westmont Board Meeting Notes
February 18, 2013

Open meeting for Westmont residents:

Call To Order:

President Shirley Knese called the meeting to order at 6:35.

Attendees: Beverly Clark, Betty Craney, Joe Levy, Bobbie Levy, Jake Schulzinger, Marilyn Schulzinger, Shirley Knese, Ken Knese, Mike Perry, Kris Johnson, Pam Tittle, Tony Fink, Barb Kolom

President Shirley Knese presided over the meeting. Everyone attending the meeting was given a handout with the following: Balance sheets 2011 and 2012, income statements 2011 and 2012, and budget for 2013.

Comments, Questions & Answers:

Jake Schulzinger – **Why did the November newsletter not have all the questions and answers from the annual meeting, and the balance of the minutes included? Jake felt this was a lack of communication.** Barb stated the newsletter represented an overview of the meeting and the minutes were to be reviewed at the November Board meeting. The newsletter was published prior to the review of the minutes and the minutes are on our website with HA-KC.

Shirley Knese – **Reviewed the income statements for 2011 and 2012.** The snow removal savings was off-set with the sprinkler project to help with the earnings for 2012.

Jake Schulzinger – **Concerned about the water charge of \$5025 for 2012. He suggested we water the plantings and not water the perimeter between the side walk and curb. Jake was also concerned about the \$4000 in the budget for 2013, based on previous year would not cover the cost.** Shirley explained the zones will be set this next year to control the amount of irrigation. She also expressed the overall appearance would look bad and leave the outer edge of the perimeter brown. Ken Knese also explained how the zones are set to control the amount of water and sensors for rain.

Jake Schulzinger and Kris Johnson – **Reviewed the budget increase for Deffenbaugh trash and recycle (5%).** Comment was made the association now pays for recycling; previously it was the homeowners responsibility to contract recycling. The change for the recycling expense went into effect 2012.

Joe Levy – **Complimented the tree trimming project and what a difference it has made overall to Westmont.** Betty Craney also agreed with Joe's comments. The group also expressed the contractor did a good job and also cleaned up well. Shirley stated the tree trimming came in under budget, the cost was \$6970.

Jake Schulzinger – **Commented the restrictions need to be updated to clarify the architectural character, paint colors, and roofing materials.** Shirley explained this is a project the Board would like to address this year, but it takes time and we could use some help. Barb also explained our attorney advised we review the "Kansas Homeowners Bill of Rights". Both Shirley and Barb advised they had worked on updating the restrictions a few

years back and did not get 100% approval from the homeowners. It was also stated we have an Architectural Review Committee (ARC) Application on the website for homeowners to submit to the Board for improvements and changes to their property. Pam Tittle asks if anyone present would like to volunteer to help with restrictions.

Bobbie Levy – **How many rental properties have owners living in the Kansas City area?** Shirley advised all but six are in the Kansas City area.

Beverly Clark – **Ask about getting better control of cleaning up after dogs in the subdivision. She would like to see a notice put in the boxes by the mail boxes to notify neighbors to clean up after their dogs.** Barb said she has put articles in the newsletter and would put another complaint in the March newsletter.

Betty Craney – **She also expressed much frustration with a neighbor's dog ruining her front lawn.** She has had contact with the Police and the neighbor.

The subject of "No Soliciting" signs was discussed. The six residents present would like to see the Board investigate the cost and putting signs at the entrances to Westmont.

Comments were made about Summit's lawn service and thought they have improved this past year. A compliment was given to Ken Knese, how we appreciate him supervising Summit's work.

Shirley asked the residents present, how are the Board members doing? The answer was unanimous that the Board was doing a great job.

Open meeting adjourned:

Business meeting came to order at 7:45

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

Absent: Tony Fink, Brenda Flagler

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

Financial:

Kris provided the January financial statements to the board. Year to date current earnings for 2013 are \$6498. Kris advised HA-KC took the tree trimming against the Reserve, this will show a profit for the month of January on our Current Earnings line. Net income (\$495) + \$6993 = \$6498. The tree trimming was budgeted to hit in April, we got a better deal because the contractor was slow in January. We did not have enough dues built up to cover regular expense and tree trimming. Kris stated we will not get a running Income Statement from her, the Income Statement from HA-KC will show as a running Income Statement as we go along.

Delinquent dues for January were discussed. We have two new homeowners on the delinquency report. Kris spoke with both homeowners and they have paid in full. The Bank of New York Mellon owns the property at 12036 Hemlock, the balance for this home will continue to increase until the property is sold.

Property Value:

ARC Request – 8316 W. 121st St. submitted a request for a fence and included a diagram for the Board to review. The Board approved and Mike Perry will follow up with the homeowner.

In March the Board would like to review the 2012 inspections. Pam will review the property inspections and pull out the inspections with an overall “Poor” rating. Plans will be made to follow up with the homeowners.

Communication/Social Activities/New Business:

The Board discussed topics from the open meeting we need to address:

No Soliciting signs – Shirley will inquire with the Lexington sub-division about their signs. We will have more discussion in March.

Cleaning up after dogs in the neighborhood – Barb will put an article in the March newsletter.

Architectural character, paint colors, roofing material and colors – Kris to check with HA-KC if we can put paint colors on the website. We will discuss at the March meeting.

Kris will check with HA-KC about minutes from previous years. How long do they keep the minutes and where are they stored?

Barb will put an article in the March newsletter asking for volunteers to pick up trash on the perimeter and in the common areas of Westmont.

The Board discussed the plan Kris suggested to get the tenure for Board members back on track. We will need to address in future meetings.

Meeting Adjourned:

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