

Westmont Board Meeting Notes
March 18, 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.

February minutes passed as corrected with a motion from Kris and Barb seconded the motion.

Financial:

Kris provided the February financial statements to the board. Year to date current earnings for 2013 are (\$5,370). Kris had HA-KC accrue for the snow removal. The first invoice for snow removal was for both, February 21st and 26th. The invoice was \$19,000, but we are looking for a credit of \$400.

Delinquent dues for February were discussed. We have two residents on the delinquency report. One resident has paid in full. The Bank of New York-Mellon owns the property at 12036 Hemlock; we should receive payment after the sale of the home.

Lawn & Garden:

Summit had two snow removals in February. Summit did their snow removal before the City plowed the streets. Due to the timing, we had some snow piled at the end of many driveways. Mike received a call from one resident about damage to a new driveway. He advised the resident there was no way of knowing who was responsible, since it was near the street.

Property Value:

We had damage due to snow removal to the perimeter fence on 119th street. Ken Knese has made a claim with the City of Overland Park. He received an estimate from Guier Fence in the amount of \$652.50 that will be submitted to the City of Overland Park.

Shirley submitted copies of three letters that were sent to homeowners addressing complaints the Board had received. These complaints referenced fence repairs and street parking.

We discussed at the February meeting to review the 2012 property inspections. Pam presented 47 property inspections with a "Poor" rating. We divided the 47 inspections among Board members and will follow up in April and May.

Communication/Social Activities/New Business:

Shirley presented a binder for the Board to keep copies of contracts, repairs, and other information needed for Board members to review. Information about the first phase of our lawn renovation and also tree trimming is included. This binder will be maintained and kept with the correspondence file we have generated for each homeowner. The secretary will hold this file during their term.

Shirley had contacted Westport Sign Company about "No Soliciting" signs that we had discussed in February. The signs are the same as used by our neighbors in Lexington sub-division. The total cost would be about \$150 for 3 signs and a post. Shirley made a motion to purchase the signs. Five members voted and the motion was passed.

Kris checked with HA-KC about minutes from previous years. The only minutes that HA-KC has is posted on the website. Kris thought they started retaining them in 2006.

We had discussion about updating restrictions. Kris suggested we contact an attorney to advise us on what we can update. Kris will contact the attorney to provide an estimate charge to give us guidance.

Barb will put a notice in the newsletter about the Garage Sale in May.

Meeting Adjourned:

Next board meeting will be April 15, 2013 at 6:30 PM.