

Westmont Board Meeting Notes

April 15, 2013

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

Absent: Tony Fink (Ken Knese attended in place of Tony)

Call To Order:

Meeting came to order at 6:35.

March minutes passed as corrected with a motion from Brenda and Kris seconded the motion.

Financial:

Kris provided the March financial statements to the board. Year to date current earnings for 2013 are (\$5,350). Kris had HA-KC accrue for the snow removal. The snow removal for March was \$7400.

Delinquent dues for March were discussed. We have two properties on the delinquency report. Kris has contacted one resident and waiting for the response. The Bank of New York-Mellon owns the property at 12036 Hemlock; we should receive payment after the sale of the home. We understand there is a potential buyer for 12036 Hemlock.

Lawn & Garden:

Summit had another snow removal in March. We did not have any complaints on the last snow removal.

Ken advised we had our first mowing on April 12, 2013. He also informed the sub-division had minimal leaves to clean so the spring clean-up was cancelled. Summit was requested to spot check areas when mowing and use blowers where required. The charge from Summit would be \$200 for the extra blowing. Not having the spring clean-up leaves monies for additional lawn maintenance if needed. Ken scheduled Summit to apply pre-emergent with fertilizer on April 15th.

Ken advised our mowing day would be on Thursday, weather permitting. He requested a notice be put in the newsletter requesting residents to unlock gates, do not water the grass and mark areas not to be mowed. Summit will pick-up a 2 bag limit of yard waste for each resident on the day they mow. Yard waste to be put in biodegradable bags and on the driveway near the street.

The irrigation system for the perimeter is scheduled to be turned on April 29th.

Ken has six residents interested in installing a sprinkler system. He has a meeting scheduled on April 18th at St. Thomas Church. Pinnacle Lawn Care will provide information and quotations to the residents.

Property Value:

ARC – Requests

John & Maria Boudreaux – 12019 Hemlock (New Deck – Replacing, but adding on) All paperwork has been supplied to the Board. The Board reviewed the plans and approved the new deck.

We had many inquiries from residents this month for improvements, but have not received the ARC applications.

8307 W. 120th Terrace – (New Fence)

8330 W. 120th St. – (New Fence)

12036 Hemlock – (Roof & New Fence) Potential buyer inquired

12032 Mackey – (General maintenance and inspection report)

We reviewed the timeline for receiving ARC applications. Applications submitted between the 1st to the 15th will be reviewed at the months Board meeting. The Board will respond in writing by month end.

The property inspections with “Poor” ratings should be completed in May. Kris completed the inspections she volunteered to do.

Communication/Social Activities/New Business:

The “No Soliciting” signs we purchased from Westport Sign Company have been installed. The cost for the signs was \$95.58.

We have three Board members whose term will be up at the end of 2013. Brenda made a suggestion we have a nominating committee. As a Board we discussed many residents we would like to approach for their consideration.

Shirley asks the Board members if they were in agreement to work on updating the restrictions. A motion from Brenda was made to form a committee to establish a recommended range of paint colors and stains for the exterior, and for roofing materials. Kris seconded the motion. Barb will put a notice in the newsletter asking for committee volunteers.

Brenda received an email from a resident suggesting the Board provide a preliminary Budget to residents before the annual meeting. Instead of just reviewing only what has been done. The Board will need to have further discussion.

Barb will put another notice in the newsletter about the Garage Sale, May 16, 17 & 18. Brenda will arrange a non-profit organization to pick up items left over for the following Monday, May 20th.

Meeting Adjourned:

Next board meeting will be May 20, 2013 at 6:30 PM.