

## Westmont Board Meeting Notes

May 21, 2013

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

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

### **Call To Order:**

Meeting came to order at 6:40. (Meeting rescheduled from May 20th)

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

### **Financial:**

Kris provided the April financial statements to the board. Year to date current earnings for 2013 are (\$3,959). HA-KC accrued Summit invoice for \$5650. Original invoice from Summit was \$6177, we deducted \$527. Ken reviewed the contract and we will pay the \$527 with May charges. We have received the check from Overland Park for the repair of the fence damaged on 119<sup>th</sup> Street. This amount is \$652.50 and will cover the invoice from Guier Fence.

Delinquent dues for April were discussed. We have three properties delinquent. Two properties are rentals and the owner is making the payment. The property at 12036 Hemlock has sold. We received a check for the past due amount for \$745. Kris also received two months advanced dues for the same property.

### **Lawn & Garden:**

Ken had a meeting with Summit to address some of the complaints he had received from residents about mowing problems. Ken voiced his concerns for the mowers to slow down and make their turns on driveways and pavement when possible. Ken also addressed to correct their mowing on yard terraces.

Ken advised the meeting with residents and Pinnacle Lawn Co. for sprinkler systems went well. Eight residents attended the meeting. Pinnacle will contract with residents individually.

Ken advised Summit will send letters to residents about shrub trimming. Summit is scheduled for the week of June 10<sup>th</sup>.

We have shrubs at the corner of 119<sup>th</sup> and Antioch that need to be replaced. Ken will replace the Blue Spruce in the next couple weeks. We also have some trees around the AT&T utility boxes in poor condition. An Overland Park arborist is having discussion with AT&T to maintain the plantings.

### **Property Value:**

ARC – Requests

12006 Mackey – (New Deck & Fence) ARC form and plans have been submitted. The Board was not clear on the plans and Shirley will contact the resident to get clarification.

8307 W. 120<sup>th</sup> Terr. – (New Fence) We have not received the ARC form. Possibly in the process of having a survey done.

8330 W. 120<sup>th</sup> – (New Fence) We have not received the ARC form.

The follow-up on property inspections with "Poor" ratings should be completed in May. Kris volunteered to work on a couple letters to send with our results. We will review letters and inspections in June.

**Communication/Social Activities/New Business:**

Barb volunteered to lead the committee to establish roofing materials and exterior paint colors. Kris and Pam volunteered as committee members. We have three to four residents that have also volunteered. Barb will arrange for a meeting in June.

Barb received a call complaining about barking dogs and porch lights. She advised the caller to contact their neighbor and try to work things out. Barb will put something in the newsletter to help make residents aware of the nuisance.

Brenda reported we had up to ten residents participate in the garage sale. Community Service League picked up left over sale items on the following Monday. Brenda advised the association cost was \$50 for the signs and advertising.

Shirley advised we should have a "Large Item Pick-Up" coming up. We have one every two years. Barb said she would call Overland Park to verify the date. She will also put a notice in the newsletter.

**Meeting Adjourned:**

Next board meeting will be June 17, 2013 at 6:30 PM.