

Westmont Board Meeting Notes

June 17, 2013

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

Call To Order:

Meeting came to order at 6:40.

May minutes passed with a motion from Brenda and Kris seconded the motion.

Financial:

Kris provided the May financial statements to the board. Year to date current earnings for 2013 are (\$4,527). HA-KC accrued Summit invoice for \$7405. Summit had charged for a shrub & pine fungicide on May's invoice, this was not done and we deducted from their invoice.

Delinquent dues for May were discussed. We have two properties delinquent. Kris spoke with both residents and should be paid in full this week.

Lawn & Garden:

Ken had conversation with Landon at Summit in reference to the services Summit provides. They are to notify the HOA prior to their service. This was also followed up with an email from Ken.

Grass cutting two days notice, in extreme cases one day will be acceptable.

Clean up leaves one week.

Any spraying one week.

Trimming of shrubs one week notice before sending letters to residents.

Mulch and flower beds one week.

Sprinkler system turn on and off on demand by HOA.

Snow removal on demand by HOA.

Ken received inquiries about Grub control. He advised a couple residents it's a good time and suggested the residents apply their own Grub control. Ken to follow up with Summit to see if they are providing the treatment.

Ken suggested to the Board we purchase a Gas Hedge Trimmer and he would trim the knock-out roses as needed. A motion was made by Tony for Ken to purchase the trimmer for less than \$200, Barb seconded the motion. The Board was all present and agreed.

Tony advised the Board due to some health issues he has needed to rely on Ken to oversee the lawn care and communicate with Summit. The Board all expressed their appreciation for his time and work in the past.

Property Value:

ARC – Requests

12006 Mackey – (New Deck & Fence) ARC form was approved. Shirley spoke with the resident and they clarified the plans.

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

8323 W. 120th Terr. – (New Fence & Landscaping Change) ARC form was approved.

The follow-up on property inspections with “Poor” ratings have been completed. We reviewed letters Kris had written. Kris to revise the letters and we will review when completed. These letters will be sent with the follow-up inspections.

Shirley expressed concern about a few complaints she has received about the maintenance of three homes. The complaints reference trash containers, dirty pool, weeds, dog house and overall deterioration of the property. Shirley will send letters out direct to these homeowners.

We had discussion about garage doors not matching the attached home. Garage doors are to be painted the same color for the attached home. Mike will supply a list of all the addresses that do not comply. We also have a source for steel garage doors that look like many of the old wood doors to share with residents.

We had a storm with high winds on June 15th. The fence on the south end of Antioch had three panels blown out. The grounds committee has decided to fix the fence and add some cross supports to the back side of the panels.

Communication/Social Activities/New Business:

Barb advised the committee to establish roofing materials and exterior paint colors will meet June 26th.

Brenda followed up with a couple residents on complaints received last month. She spoke with the owner of a rental home to get shrubs and old signs cleaned up. She also spoke to the owners about a barking dog; they had a house sitter while they were out of town.

Brenda plans to head up a nominating committee in August to get candidates to replace Board positions expiring in December. We have three positions to expire and would like to get six candidates before the annual meeting.

Meeting Adjourned:

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