

Westmont Board Meeting Notes
August 15, 2013

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

Absent: Tony Fink

Call To Order:

Meeting came to order at 6:30.

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

Financial:

Kris provided the July financial statements to the board. Year to date current earnings for 2013 are (\$5,679). HA-KC accrued Summit invoice for \$4,475, we had 2 mowings and grub control was done in July. The water bill for July was \$196. We also had a repair expense of \$289 for the wind damage to the perimeter fence. The tree replacement at the corner of 119th & Antioch was \$331. Brenda purchased 3 gift cards (\$50 Ea.) for 3 exiting Board members, to be presented at the annual meeting.

Delinquent dues for July were discussed. We have two properties delinquent. Kris spoke with one resident and their payment is being held up due to a complaint about Summit's mowing crew. The Board agreed for Kris to send a letter to the resident. The Association is not responsible for the repair, the resident needs to pursue the complaint with Summit.

Lawn & Garden:

No report this month. Ken Knese was unable to attend the meeting in Tony's absence.

Property Value:

ARC – Requests

12000 & 12002 Mackey – (New roof for both sides) ARC form to be approved.

8402 & 8404 W 119th Terr. – (Painting, gutters and carpentry work) – Mike received an email advising the work to be done. Mike replied the work was all normal maintenance and they could proceed.

8303 & 8305 W 120th – (Mud jack repair) – No need for approval.

Last month we discussed revising the ARC form to add a signature for the roof mate. Kris worked on the revision, the Board decided to keep the ARC as is.

Barb presented the “Westmont Exterior Materials & Colors Guide” for the Board to review. Barb had worked on the committee with five other residents to produce this guide for the association. Kris made a motion for the Board to approve the document. All six members were in agreement to approve and place on the website. We also had discussion to include the new guide in the packet for our annual meeting.

Communication/Social Activities/New Business:

Brenda & Barb advised we have a new homeowner, Patricia Fournier at 8428 W 119th Terrace.

Shirley had a meeting at her home, July 31st to review the Supplemental Restrictions. Barb worked with the last revision from 2007 & 2008. Instead of starting all over we decided to revise the last attempt not filed in 2008. Barb presented the new document for the Board to review at our meeting. Kris found an old memo from 2007 that discussed the procedure for Amending Homes Association Declarations & Restrictions and provided copies for the Board to review. The Board had much discussion about how to proceed and thought we should have conversation with an attorney before going forward. Pam made a motion for Kris to contact the attorney to review our corporate documents. All six members present were in favor of the motion.

Shirley advised the Board she received complaints about AT&T soliciting in the subdivision. Since we have the "No Soliciting" signs, Shirley contacted the police to have the solicitors removed. Shirley also contacted the AT&T supervisor and asked that they keep their sales employees out of Westmont. AT&T claimed they were only contacting existing customers, leaving them exempt from the Overland Park ordinance. Shirley found out from talking with the police officer that cities surrounding Overland Park require a license for people to sell door-to-door. Overland Park does not require a license, resulting in soliciting in Overland Park. The police officer recommended that we, as residents, go to a City Council meeting and request the city require a license for door-to-door soliciting as do surrounding cities. Shirley requested Barb to put this information in the Newsletter and we would provide a date for a future City Council meeting. Shirley is encouraging all the Board members to attend a meeting.

Brenda's nominating committee for Board positions is still scheduled to meet August 27th at her home. Brenda will bring a sample ballot to the September Board meeting.

We had a missed email in the past weeks from a resident that we think could have gone to Spam mail. Barb was asked to put a notification in the Newsletter, to please follow-up by phone if no response in a few days.

Barb will put another notice in the Newsletter about the annual meeting.

Meeting Adjourned:

Next board meeting will be September 16, 2013 at 6:30 PM.