

Westmont Board Meeting Notes  
September 16, 2013

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

Absent: Tony Fink (Ken Knese attended for Tony)

**Call To Order:**

Meeting came to order at 6:35.

August minutes passed with a motion from Barb and Mike seconded the motion.

**Financial:**

Kris provided the August financial statements to the board. Year to date current earnings for 2013 are (\$4,000). HA-KC accrued Summit invoice for \$6,428. This invoice included 2 items that were in dispute (mulch \$650 & fertilizer for shrubs \$977.85). These two items were paid in September, not in August. We were charged for four mowings and Summit needs to credit for one mowing at \$1200. The water bill for August was \$219.

We did not have a delinquent dues list from HA-KC. Kris will contact HA-KC to follow up on one resident to verify if they have paid.

**Lawn & Garden:**

Ken advised we have had a total of 17 mowings this year. We have 25 in the budget and he said we should not exceed the budget.

Ken advised Summit is not willing to do the renovation for 1/3 of the properties listed in the special provisions of the contract. Ken plans to contact Landon Clark tomorrow, September 17<sup>th</sup> to discuss this matter again. Ken suggested we may want to start getting some bids for lawn care if things aren't agreed on. The Board all agreed it would be best to try and work things out with Summit if at all possible.

Ken also advised we have electrical damage to the perimeter sprinklers and problems with sprinkler heads. He has contacted Miles and is working with them to get the system repaired.

**Property Value:**

ARC – Requests

12036 Hemlock – No ARC has been submitted.

Shirley received complaints on the paint job. The paint is a different color than the roof mate. The painter also painted the gas meter and the air conditioner. Mike will contact the owner and also try to reach the roof mate about the color difference.

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

Shirley advised we have a new resident Marta Dial at 12003 Mackey. This property had been rental property and now the owner will be the resident.

The Board had a meeting with an attorney, Rod Hoffman on September 4<sup>th</sup> to review our corporate documents. At this meeting Rod Hoffman suggested he could speak at our annual meeting. He suggested speaking about the history of Home Associations. He would also review the power, duties and rules of the association. Six members of the Board were present and all agreed we would like Rod to speak.

Brenda reported on the Nominating Committee for new Board members. Brenda and 4 other residents contacted possible candidates and have 3 candidates committed to run for a position on the Board. Brenda has made up a Ballot along with provisions for a Proxy vote for homeowners not able to attend. The committee asked each candidate to supply a short biography. Brenda asked for the Ballot and the Biographies to be included in the October newsletter. She has members of the Nominating Committee that will count ballots at the annual meeting.

Barb reported she had a request from a Westmont property owner to place a business advertisement in the newsletter. The Board discussed the advertisement request. Barb made a motion no business or personal advertisements to be put in the Westmont newsletter. Five members of the Board voted no advertisements.

We discussed possible goals for 2014. New entrance signs have been discussed for the past two years, but were not put in the 2013 budget. Mike advised the sign at the Antioch entrance is in bad shape and we need to pursue getting the signs replaced. The Board all agreed with new curbs and streets the signs would be an improvement to Westmont's appearance.

We also discussed increasing the Homes Association Maintenance Dues. Kris had conversation with HA-KC when we should consider raising dues. HA-KC suggested our Cash in Bank should cover one year's average expenses plus allowance for the unknown. The average for the past few years is approximately \$120,000. Shirley made a motion to announce maintenance dues increase at the annual meeting to \$69 effective January 2014. Six members present and only 3 voted for the increase. Mike revised the motion for the dues to be increased to \$70 effective January 2014. Five members voted for the increase and 1 member abstained.

Annual meeting is for property owners only, unless someone is appointed in writing as a proxy for the property owner.

Barb will announce a time change in the newsletter for the annual meeting due to the guest speaker. Social hour is now 5:00 to 5:30. Dinner at 5:30 and our guest speaker between 6:15 and 6:45. Formal meeting will begin at 7:00.

October newsletter will include the following; Ballot, Candidate Biography, and Exterior Paint Guide.

**Meeting Adjourned:**

Next board meeting will be October 7, 2013 at 6:30 PM.