

Westmont Board Meeting Notes

October 7, 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 6:50.

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

Financial:

Kris provided the September financial statements to the board. Year to date current earnings for 2013 are (\$965). HA-KC accrued Summit invoice for \$3,600. HA-KC adjusted the lawn mowing for Summit in August. The two items paid for in September, mulch(\$650) and fertilizer(\$977.85) are now shown as August expense. The water bill for September was \$179.

Delinquent dues for September were discussed. Kris advised we have one resident on the delinquent list. Kris sent the resident an email, but no response at this time. Kris will send a letter and advise the resident the dues need to be current to vote at the annual meeting.

Lawn & Garden:

Ken advised on September 27, 2013 he received a 30-Day notice from Summit Lawn & Landscape to terminate our contract on October 27, 2013. Ken has already contacted 18 to 20 companies to have them bid on the lawn and snow removal service. He has also made a list of all the requirements and expectations to give to each company to bid. The process has begun and Ken has walked the subdivision with each company showing an interest in supplying a bid. Ken has requested for the bids to be in by October 15th. He has also recruited four residents to help him with reviewing the bids and follow up on references supplied. Ken was encouraged by the response from companies interested and hopes to receive 10 to 12 bids. Pam and Barb suggested we have a 60-Day termination clause instead of 30-Day on the next contract. The Board will schedule a tentative meeting for October 28th to make a selection for the lawn service.

Ken also advised we still have electrical problems with the perimeter sprinklers. They have found the controller is good, but something keeps blowing the transformer. He is still working with the City and Miles to cover the cost. The system was working before the street construction began.

Property Value:

ARC – Requests

12036 Hemlock – No ARC has been submitted.

Paint does not match the roof mate. Mike will follow up before our next Board meeting.

Pam suggested we should review the home inspections one more time. We have about twenty that we should follow up on the “poor ratings”. Pam to supply the inspections that need to be completed.

Communication/Social Activities/New Business:

We have more new residents to report. Marie Christian @ 8336 W. 120th St. and Gerald & Thelma Magnenat @ 12021 Hemlock.

We had some discussion about the Resolutions/Rules that the attorney informed the Board we should enforce. The attorney had also suggested supplying the Board with a draft letter to review. Kris will follow up with the attorney. Kris had planned to contact him about his commitment to attend the annual meeting.

Brenda requested all the reports for the annual meeting. Pam will revise the Agenda and Mike is making a revision on his report. Both will have to Brenda by October 9th.

Shirley advised we need to announce the maintenance dues increase at the annual meeting. She asked Kris to make the announcement since she is the Treasurer. Kris agreed she would include when reviewing the financials. Mike wanted to also include the plans to replace our entrance signs.

Brenda asked for all Board members to arrive by 5:00 at the annual meeting. She also advised the Nominating Committee plans to attend and will count the ballots. Brenda will also firm up the number of dinners with Bacchanalia this week. She has about seventy reservations to date.

Meeting Adjourned:

Next Board meeting will be November 18, 2013 at 6:30 PM.