

Westmont Board Meeting Notes
November 18, 2013

Attendees: Shirley Knese, Mike Perry, Kris Johnson, Pam Tittle, Barb Kolom, Brenda Flagler. Newly elected Board members Ken Knese, Don Niemackl, Hans Johansson.

Absent: Tony Fink (Ken Knese attended for Tony)

Call To Order:

Meeting came to order at 6:30.

Shirley welcomed the new Board members and explained the agenda of our meeting.

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

Financial:

Kris provided the October financial statements to the board. Year to date current earnings for 2013 are (\$753). HA-KC accrued Summit invoice for \$2,400. The total repair cost on the sprinkler system was \$2520.31. \$1565.50 is Westmont cost and \$954.81 is Miles Excavating. Miles will send the check to Westmont c/o Ken Knese. We received an invoice from the attorney, Rod Hoffman for the meeting we had to review Westmont's legal documents in the amount of \$562.50. The annual meeting caterer invoice was \$1,248.

Delinquent dues for October were discussed. Kris advised we have two residents on the delinquent list. Kris will follow up on both; she needed a current phone number on one resident.

Lawn & Garden:

Ken and the lawn committee completed their search for a new Lawn & Snow Removal Service. The Board had a special meeting on November 4th to vote on the final proposal for the lawn service. Five Board members attended the meeting (Shirley Knese, Kris Johnson, Pam Tittle, Tony Fink, and Barb Kolom). Ken Knese provided a spreadsheet comparing current costs and new proposed costs. Tony made a motion we vote on accepting the bid from Spectrum Enterprises. Five Board members present all voted to accept Spectrum's proposal. Ken advised he would have a contract signed by November 5th.

Ken supplied a copy of our new contract and certificate of liability insurance with Spectrum Enterprises for Lawn & Snow Removal Service. The contract is for 38 months running thru December 2016. He advised we will now have a 60-Day notice for termination instead of a 30-Day notice as we had previously.

Ken advised he had another walk thru with Spectrum and they would begin leaf cleanup on November 19th, weather permitting. We will have a second leaf cleanup the end of December or early January, again weather permitting. Spectrum will continue the service picking up 2 bags of yard waste, as we had with Summit.

Spectrum recommends homes that share a narrow land strip between the driveways put reflectors up to protect the strip. Ken asked Barb to put a notice in the Newsletter for residents to place the reflectors to help prevent damage to the property. Ken also asked Barb to put a notice to call him direct about any concerns or problems not Spectrum.

Property Value:

ARC – Requests

No new requests at this time. Mike left a message, but no feedback on the property at 12036 Hemlock with the wrong paint color. Pam still needs to supply a list for inspection follow-up.

Communication/Social Activities/New Business:

We had discussion about the Resolutions/Rules that the attorney informed the Board we should enforce. Kris to contact the attorney to supply the Board a draft letter to review.

Brenda asked about new Christmas decorations for the entrance signs. The Board agreed to use the wreaths another year and Brenda would display after Thanksgiving. Since we are considering changing the signs, now would not be a good time to buy new decorations.

Brenda also inquired about changing the Garage Sale from May to October. This was brought up at the Annual Meeting. No final decision was made except to try and talk with neighbors and maybe some of the regular residents who participate in the sale. Barb may put an inquiry in the Newsletter in the next couple months.

Brenda supplied the Board members with a “Phone Tree”. The phone tree lists addresses for each Board member to contact when it is necessary to contact all residents.

The remaining of our meeting was reviewing and discussing plans for 2014 budget. Kris supplied a draft for members to review before the meeting. Kris used updated costs for lawn and snow also allowed for many increases.(Deffenbaugh trash & recycle, utilities and etc.) Much discussion was had and changes made to the draft. Kris will update the spreadsheet and we will have a final review at the December meeting. Kris asked if the change in maintenance dues will go in effect January 2014. We agreed the dues would change in January. Kris will contact HA-KC to see how quickly they can make the change.

Barb will put a notice in the December newsletter about the dues increase to \$70.00. Kris will report back how HA-KC will make the change.

Shirley thanked the new Board members for attending. She also asked for recommendations on the budget. The Board will need to finalize the 2014 budget in December. Kris will provide HA-KC with our 2014 budget by December 30th.

Meeting Adjourned:

Next Board meeting will be December 16, 2013 at 6:30 PM.