

Westmont Board Meeting Notes  
December 16, 2013

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

Absent: Tony Fink and Ken Knese

**Call To Order:**

Meeting came to order at 6:30.

November minutes passed with a motion from Barb and Brenda seconded the motion.

**Financial:**

Kris provided the November financial statements to the board. Year to date current earnings for 2013 are \$4,070. HA-KC accrued Spectrum invoice for \$2455, this was for leaf clean up. The check for reimbursement from Miles Excavating for damage to the sprinkler system was received in the amount of \$954.81. Kris advised our water bill was \$734.73. Kris will contact both HA-KC and Water One for clarification of this charge. We did not have a bill for October.

Delinquent dues for November were discussed. We have one resident showing as delinquent. Kris advised the resident has paid and settled the banking problem with HA-KC.

**Lawn & Garden:**

Ken was unable to attend the Board meeting. Shirley advised we would have another leaf clean up starting tomorrow, December 17<sup>th</sup>. She also advised Ken had received many compliments about the first clean up.

**Property Value:**

ARC – Requests

No new requests at this time.

Mike still needs to follow up 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:**

Kris advised she had not been able to contact the attorney about the draft letter for violation of restrictions. The Board all agreed for Kris to pursue having the attorney supply the letter.

Brenda advised she would remove the Christmas wreaths after New Years and store at her home for another year.

The Board reviewed the budget Kris provided, with changes that were made at the November meeting. The budget includes the increase in maintenance dues along with updated costs for lawn, snow, trash, utilities and etc. The budget does include new entrance signs for 2014 based on potential bids. The budget includes aerate

and seeding for all of Westmont. Aerate and seeding will be done every three years. Shirley asked the Board to vote on excepting the budget. All six members present voted to pass the budget. Kris will send the budget to HA-KC before December 31<sup>st</sup>.

Shirley asked Barb to put another notice in January's newsletter about the dues increase to \$70.00.

The Board needs to finalize the garage sales dates. We will have one in May and another one in September.

The Board all thanked Shirley and Kris for everything they had contributed during their tenure as a Board member. Both Shirley and Kris will provide the Board with updated records they need to pass on. Kris advised she would do the financials for the year-end.

We have three new Board members beginning January 2014. Mike Perry as Vice President will head up the January Board meeting. The Board will make decisions on officers and directors for the New Year.

**Meeting Adjourned:**

Next Board meeting will be January 20, 2014 at 6:30 PM.