

Westmont Board Meeting Notes

January 20, 2014

Attendees: Mike Perry, Hans Johansson, Don Niemackl, Pam Tittle, Ken Knese, Barb Kolom

Absent: Brenda Flagler

Call To Order:

Meeting came to order at 6:40.

December minutes passed with a motion from Ken and Don seconded the motion.

Election of Officers and Directors for 2014:

Mike Perry, President; Hans Johansson, Vice President; Pam Tittle, Secretary; Don Niemackl, Treasurer; Ken Knese, Grounds Chairman; Barbara Kolom, Newsletter Editor; Brenda Flagler, Social Activities. Ken Knese made a motion to approve officers and directors, Pam seconded the motion. Six members present agreed to the election for the Board.

Financial:

Kris provided the December financial statements to the board by email. Don reviewed the statements with the Board. Year to date earnings for 2013 are \$2,748. The Income Statement shows a loss of \$4,895, we had reserves set aside for the tree trimming so when that expense is allocated to the reserve account we actually show a profit of \$2,748. The Board asked Don to discuss with HA-KC and Kris to get a better clarification how we end up showing a profit when the tree trimming was in the budget. A question how this expense gets applied to the reserve account?

Kris also verified the water bill for September and October was correct. The bill was \$734.73 and Water One advised it was actually a little less than the same period last year (\$808.19). The water company told Kris there was a problem with the meter and had to be replaced. Our bills for the summer should have been higher.

Delinquent dues for December were discussed. We have two residents showing as delinquent. Kris advised the residents have paid. One resident needs to verify the check cleared the bank.

Lawn & Garden:

Ken advised Spectrum will park skid loaders prior to snow removal to save time. This procedure will help Spectrum provide an immediate response when the snow has ended.

Ken requested Barb put a couple notifications in the Newsletter about the snow removal. Starting point for snow removal will be rotated so different areas get cleared at different times. Ask for residents with an extraordinary reason please notify Ken to make arrangements to clear their driveways early. Ken also explained the snow crew will shovel the area in front of the garage to assist the skid loader; driveways to be cleared first and sidewalks to the front door last.

Ken plans to put a notice in the information boxes about Spectrum wanting to provide services for lawn improvement.

Pam asked Ken about differences in Spectrum's contract, in reference to snow removal charges. The final contract figures are different than what the Board approved in November. Ken will review and report at the February Board meeting.

Property Value:

ARC – Requests

No new requests at this time.

Mike had conversation with the property owner at 12036 Hemlock about the paint not matching the roof mate. The owner has agreed to resolve the color issue in March or April.

Discussion was had about garage doors not matching in paint color and design. The suggestion was made to send letters to all the properties not compliant. We will have further discussion in February or March.

Communication/Social Activities/New Business:

We reviewed the letter we received from the attorney about violations of restrictions. Mike will contact the attorney to verify some questions and possibly have him come to another Board meeting.

We need to discuss the Garage Sale dates at the February Board meeting.

The Westmont Directory has more information about our Homes Association than just names and addresses. Ken suggested Barb reference the directory in the newsletter for homeowners to read the additional information. It was also suggested to print a topic each month about the general guidelines and rules.

Meeting Adjourned:

Next Board meeting will be February 17, 2014 at 6:30 PM.