

Westmont Board Meeting Notes
March 17, 2014

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

Absent: Hans Johansson, Brenda Flagler

Call To Order:

Meeting came to order at 6:35.

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

Financial:

Don provided the February financial statements to the board. Year to date earnings for 2014 are \$896. Our total expenses for February were \$15,612. Spectrum had a snow removal cost of \$11,660. Our Property & Liability premium for \$516 was due in February. Our premium is over the \$275 budget due to increase coverage for the fence.

Delinquent dues for February were discussed. We have two residents showing as delinquent. Don informed the Board the past due amounts are still due to the increase in January. Both residents show \$16.00 past due.

Lawn & Garden:

Ken put a notice in the message boxes about Spectrum services. Sprinkler systems turned on for \$40.00, already received calls from 20 residents. Spectrum has discounted their hourly rate for lawn services to Westmont residents at a cost of \$55.00 an hour. We have about 15 residents interested in contracting services for lawn and landscaping needs.

Ken advised Spectrum will be performing the following services within the next couple weeks. Pre-emergent to be applied March 20th and roses to be trimmed March 21st. Our spring clean up will be week of March 24th. Lawns will be mowed on Thursdays, weather permitting. Spectrum will also pick up yard waste, limit 2 bags per resident.

Property Value:

ARC – Requests

New fence to be installed at 8302 W 119th Terrace – This was approved by the Board members.

Ken reported we had damage to our sign on 119th Terrace; someone had slid into the sign and snapped it in two. Ken has located the vehicle and will work on getting the driver to replace the sign.

Mike supplied a bid for the two entrance signs we need to replace. The bid was for \$12,200, we have a budget figure for the same amount. Ken supplied some literature for man-made materials that the Board discussed and all present were interested in the product. Mike advised we will need drawings to supply to the City for approval before we can proceed. Don volunteered to make the drawings for the City and supply to the Board for approval.

Communication/Social Activities/New Business:

Mike has contacted the attorney to arrange for him to attend our April Board meeting. We want to verify the Restrictions and Enforcement Resolution and the letter provided to the resident to enforce restrictions.

Barb will put a reminder in the Newsletter about the directory forms to be completed and sent to HA-KC.

Barb will also put a reminder in the Newsletter for our Spring Garage Sale in May.

We have a new resident, Steven Schulte at 8302 West 119th Terrace.

Meeting Adjourned:

Next Board meeting will be April 21, 2014 at 6:30 PM.