

Westmont Board Meeting Notes
April 21, 2014

Attendees: Mike Perry, Hans Johansson, Don Niemackl, Pam Tittle, Ken Knese, Brenda Flagler

Absent: Barb Kolom

Call To Order:

Meeting came to order at 6:32.

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

Guest:

Mike invited Rod Hoffman, attorney to attend our meeting. The purpose for Rod's attendance was to review "Restrictions and Enforcement Resolution" and advise the Board the best way to deal with violations in Westmont. Rod explained some associations have provisions which allow directors to fine homeowners for violations. Westmont's documents do not mention fines other than maintenance dues. We also reviewed a sample letter Rod provided to send out for violations.

We discussed a violation from 2012, in reference to the color a deck was painted that does not fall within colors generally approved. Ken made a motion for Rod to send a letter to repaint the deck, at least the outside of the deck that is seen from the street and neighbors. Hans seconded the motion and 6 members present voted to have Rod send the letter for the violation.

Financial:

Don provided the March financial statements to the board. Year to date earnings for 2014 are \$5,509. Our total expenses for March were \$7,076. Spectrum provided rose trimming, mulch and clean up; the cost was \$3505. Don to check about sales tax on our lawn service and lawn applications. We have sales tax in the budget but nothing has been applied.

Delinquent dues for March were discussed. We have five residents showing as delinquent. Don informed the Board two of the residents listed have now paid. Don advised the other three still have balances due to the increase that went in effect in January. The past due amounts range from \$16 to \$24.

Lawn & Garden:

Ken has been working with Spectrum during the first mowings and has received both compliments and complaints. Pre-emergent and mulch has been applied to all the common beds.

Ken advised we have 3 scrubs on 119th street that need to be replaced. He quoted they would cost about \$100 and he would plant them. Brenda made a motion for Ken to purchase the scrubs and Don seconded the motion. Six members present all agreed with a show of hands.

Ken would like to find some volunteers for a sub-committee to inspect lawns that are not up to standards within Westmont's restrictions. Ken will report about the sub-committee in May.

Property Value:

ARC – Requests

12001 & 12003 Mackey – New Roof – The Board approved the request and Hans will notify both residents.

12025 Hemlock – New Fence & TV Dish – Hans & Ken advised the gate location on the drawing needs to be changed. The gate was opening into the neighbor's yard and needed to be moved. The Board approved the request after making the change.

Mike received a complaint from a resident on Hemlock where a back yard has become a problem for residents living to the north and south of this address. The yard has several dead trees and some are pushing the fence over. The yard is also bare and has a terrible drainage problem. Neighbors have tried to talk with the resident but not getting anything resolved. Hans provided pictures to the Board and will try to talk with the resident. Hans also advised about a couple more back yards he found on Hemlock that are in really bad shape. Hans will try to contact the other residents to see if they have plans to clean up the mess. We will discuss the findings at the May Board meeting.

Communication/Social Activities/New Business:

Mike opened more discussion about the "Restrictions and Enforcement Resolution" document and asked the Board members if we should consider putting this in place. Brenda made a motion to accept the "Restrictions and Enforcement Resolution" and Ken seconded the motion. Six Board members voted to accept the document and make it effective May 1, 2014. Mike will write a President's report to review the document in the May newsletter.

Mike reported everyone had reviewed Don's drawings for the new entrance signs. Don had two drawings sign "A" & sign "B". The "B" drawing was favored. We will move forward getting another bid.

Pam had communication with HA-KC about the number of directory forms received. Did not get a total number, but the reply was a lot had been turned in. Barb will put one more reminder in the Newsletter about the directory forms to be completed and sent to HA-KC. Pam plans to get information from HA-KC by the later part of May to see how many residents need to be contacted.

Brenda made comment the signs for the garage sale included Thursday not just Friday and Saturday. The final decision was not made at the meeting, Brenda to advise if the signs could be changed. Barb will also put a reminder in the Newsletter for our Spring Garage Sale in May. If the days need to be corrected Barb will make the correction in the May newsletter. Brenda will also advise whom she will arrange to pick up donations after the garage sale.

Mike also had a request for newsletters and notifications be sent out by email. The Board discussed the possibility, but would need to check with HA-KC. Don will check with HA-KC to see if they can email billing and the newsletter, he'll report at the next meeting.

We have a new resident, James Seelan at 8300 West 119th Terrace. This was already in the April newsletter.

Meeting Adjourned:

Next Board meeting will be May 19, 2014 at 6:30 PM.