

Westmont Board Meeting Notes
MAY 19, 2014

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

Call To Order:

Meeting came to order at 6:30.

April minutes passed with a motion from Brenda and Don seconded the motion.

Financial:

Don provided the April financial statements to the board. Year to date earnings for 2014 are \$6,760. Our total expenses for April were \$10,450. Spectrum lawn service total cost was \$7,072; including mowing, chemical treatments and bed weeding. Don had HA-KC correct the financial statement to break out the sales tax for lawn applications.

Delinquent dues for April were discussed. We have five residents showing as delinquent. Don informed the Board HA-KC sent letters to residents with balance due to the January increase. No response at this time. One resident claimed they did not receive the April statement and the payment is on the way. Another resident we believe is out of town, not able to reach.

Lawn & Garden:

Ken has five members on his sub-committee that have completed their inspection. They have 26 residents to contact about lawn and drainage concerns. Ken would like to get one more member on the committee so they will have two members work together to contact the residents.

Ken has put a notice out about lawn applications for May. He has also included the plans for next fall including aeration and seeding for all the Westmont's lawns. The notice is to help residents plan and prepare to assist by watering their lawns so the seed will germinate and grow. Ken asked Barb to put information in the June newsletter.

Property Value:

ARC – Requests

8336 W 120th Street – Replacement Windows – The Board had approved this by email before the meeting. All paperwork including ARC and the contractor quote was received.

Mike is sending three letters to residents due to the complaints registered about the condition of the back yards. Mike will also have a follow up with the attorney about a letter sent on paint color.

Communication/Social Activities/New Business:

We received a couple more bids on the entrance signs with a range of \$16,000 to \$18,000. Mike will contact the contractor about the bid received in March for \$12,000. We would like the contractor to review Don's drawings and confirm the bid. We will have a final vote on the entrance signs at the June meeting.

Pam will pick up forms from HA-KC to start reviewing directory information. Pam will update at the June meeting.

Brenda reported we had 20 residents participate in the May garage sale with much success. City Union made a pick up for the remaining items residents wanted to donate on May 19th. We also agreed to have a fall garage sale in September. The request for a fall garage sale was made at our last Annual Meeting. We plan to get feedback for next year whether to schedule a spring or fall garage sale.

Brenda advised she had met with the Secretary at St. Thomas the Apostle Episcopal Church to arrange this location for our Annual Meeting in October. The Board all agreed this would be a good location. She also spoke with Hy Vee to arrange them to cater the meal. We will review the menu at a later meeting.

Brenda asked for the Board to make a decision about the Westmont picnic. After much discussion the Board voted to not host the picnic this year.

Don checked with HA-KC about the possibility to send newsletters and notifications by email. HA-KC management system is not set up to email these items at this time.

We have a new resident, Donald Henning at 12037 Hemlock.

Meeting Adjourned:

Next Board meeting will be June 16, 2014 at 6:30 PM.