

Westmont Board Meeting Notes  
June 16, 2014

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

**Call To Order:**

Meeting came to order at 6:40.

May minutes passed with a motion from Ken and Brenda seconded the motion.

**Financial:**

Don provided the May financial statements to the board. Year to date earnings for 2014 are \$9,472. Our total expenses for May were \$8,960. Spectrum lawn service total cost was \$5,131; included 5 mowings. Don advised we are doing well. The new entrance signs will change our earnings status in the next couple months.

Delinquent dues for May were discussed. We have three residents showing as delinquent. Don informed the Board he has been unable to reach two of the residents, maybe out of town. Don advised we had one resident that overpaid and HA-KC refunded the overpayment.

**Lawn & Garden:**

Ken advised Spectrum would be trimming shrubs beginning June 21<sup>st</sup> and completes the service on June 24<sup>th</sup>. Shrubs will be trimmed in the front and on sides visible from the street. He also stated grub control, weed control and fertilizer will be applied within the next couple weeks.

Ken advised due to all the rain it has been difficult for the lawn service. Spectrum messed up one yard and Ken was told they would repair the damage. Ken advised we have a lawn on Hemlock with a drainage problem that is difficult to mow. He is going to try and contact the owner about the problem.

Hans provided a follow up on some of the lawns the sub-committee had on their inspection list. Hans advised overall the lawns are in much better shape than when they initially inspected. Ken has 6 members on this sub-committee and plans to provide the Board with final inspections next month.

**Property Value:**

ARC – Requests

8300 W 119<sup>th</sup> Terrace – New Fence – Hans received the completed ARC form and the fence was approved.

Mike reviewed four letters in reference to restriction violations with the Board. All members approved the letters except for one to be mailed to the residents. Ken had received notification one resident has the work scheduled to clean up the backyard.

Mike also reviewed the wrong paint color for a deck where the attorney sent a letter to request a new paint color to be submitted for approval to the Board. The resident has not submitted a request for approval. Mike

made the request for the Board to approve sending another letter and include our intent for a possible lawsuit. Six members voted to approve sending another letter. Mike will contact the attorney.

Hans and Don are working on garage door inspections. When the list is complete we will notify residents to make the corrections.

**Communication/Social Activities/New Business:**

Mike spoke with the contractor to verify the estimate for our new entrance signs. The contractor told Mike the estimate for \$12,200 was still good. Ken made a motion to accept the bid and Brenda seconded the motion. All seven Board members voted to approve the bid. Mike and Don will get the required permits from The City of Overland Park.

Pam is working on updating directory information. We had about 50% response receiving forms back from residents. We will need to make many phone calls to verify information.

Mike was notified by a resident in Westmont her daughter's car was broken into and valuable property was stolen. It was not verified if the car was locked or not. Barb will put a notification in the newsletter about the car theft.

Barb will also put a notification about protecting the exterior air conditioner unit from weeds and vines.

**Meeting Adjourned:**

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