

Westmont Board Meeting Notes
July 21, 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 6:45.

June minutes passed with a motion from Barb and Don seconded the motion.

Financial:

Don provided the June financial statements to the board. Year to date earnings for 2014 are \$7,861. Our total expenses for June were \$13,361. Spectrum lawn service total cost was \$5,640; included 4 mowings and shrub pruning. Green Head Turf cost for chemicals was \$2,831; included weed control, grub control and fertilizer. Our directors insurance for \$865 was also due in June.

Delinquent dues for June were discussed. Don informed the Board we only have one resident delinquent. The amount shown as delinquent is due to the increase that went effect in January. The resident has agreed to pay the balance.

Lawn & Garden:

Ken advised Spectrum lawn service has been doing a good job.

Ken did not have an update on the sub-committee for lawn inspections.

Ken asked Barb to put another notification in the newsletter about the upcoming lawn renovation. This work will be done mid September or early October.

Property Value:

ARC – No New Requests

Mike reviewed the three letters he sent certified mail on June 17th. He received tracking receipts for two of the three. One letter was returned. Mike has had conversation and a meeting is set for Wednesday, July 23rd about the letter returned. We now have an additional problem with this property owner. A fence was installed without a city survey and permit. The fence and gate do not allow room for the mowers to mow the property.

Mike reviewed the status for wrong deck paint color. The resident has not repainted the deck. Mike suggests we move forward with the lawsuit. Six Board members agreed we should move forward with the lawsuit. Mike will contact the attorney's office this week.

Hans reported he helped a resident with a bid for replacing his deck and concrete patio. The resident had a bid for \$22,000 and Hans advised he could probably have the work done for about half. Hans found the resident a new contractor.

Communication/Social Activities/New Business:

Mike and Don will meet with the Overland Park Planning Commission August 11th to get approval for our new entrance signs. With the Commission's approval we will move forward with permits. We hope to have construction begin in September.

Pam is making progress on updating directory information. She plans to complete by mid August.

Barb will put a notification in the newsletter to get nominations and volunteers for new Board members. We will need three and possibly four new members beginning 2015.

Meeting Adjourned:

Next Board meeting will be August 18, 2014 at 6:30 PM.