

Westmont Board Meeting Notes  
September 15, 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.

August minutes passed with a motion from Barb and Ken seconded the motion.

**Financial:**

Don provided the August financial statements to the board. Year to date earnings for 2014 are \$8,380. Our total expenses for August were \$13,902. Spectrum lawn service total cost was \$4,332; included 4 mowings. Green Head Turf total cost was \$4,901 including tax; included summer fertilizer, grub control and shrub spray. The Green Head Turf services was actually done in July, we did not receive the bill until August. We also had legal fees, \$840 paid in August. The water bill paid in August was \$421. Don advised we're in good shape, but we still have the new entrance signs to be paid before year end.

Delinquent dues for August were discussed. Don informed the Board we have five residents delinquent. Two residents have paid. One resident advised Don they would be caught up this month. One resident is on a payment schedule. The last one listed passed away in July, not sure what the family is doing with the property.

**Lawn & Garden:**

Ken advised the renovation project with Spectrum Lawn Service is on schedule for September 22<sup>nd</sup>. Ken has also worked with Spectrum to contract 5 lawns needing more services. These residents will be billed direct for the extra service they receive. He also reminded the Board, Spectrum will not mow week of Sept. 22<sup>nd</sup> and Sept. 29<sup>th</sup>.

Ken advised the Board that Spectrum is now charging dumping fees for the yard waste they pick up. Spectrum does not have access to discard yard waste without having to pay a fee. Ken contacted Deffenbaugh to inquire about yard waste pick up for Westmont. Ken advised the cost would be an additional 75 cents/monthly per resident for the Association to add to the contract. This would cost about \$120 per month and allow up to 8 bags of yard waste per resident each week.

Brenda made a motion we have our treasurer, Don proceed with adding the yard waste pickup to our Deffenbaugh contract. All Board members with a show of hands agreed to proceed.

**Property Value:**

ARC – Requests

8334 W 120<sup>th</sup> Terrace – New Windows – ARC was submitted and approved.

8405 W 119<sup>th</sup> Terrace – Replacement deck approximate size 18' x 21' or smaller – ARC was submitted and approved.

8306 W 120<sup>th</sup> Street – Deck has not been repainted or stained. Owner still not decided about color.

Mike will contact the attorney to move forward with a date for completion.

Mike reviewed status of letters sent out in June.

12036 Hemlock – Status of fence and paint – Fence has been removed, paint has not been resolved.

Mike will do a follow up letter or email to check the status.

12039 Hemlock – Backyard overgrown. No follow up at this time. Ken commented they have replaced the driveway.

Ken advised we have a pine tree at the 119<sup>th</sup> entrance that needs to be trimmed or cut down. The needles fall all over the entrance sign and plantings and make it difficult to keep clean. Ken wants to speak with the owner about a possible solution.

Barb and Hans spoke with residents at 11926 & 11928 Mackey about a water problem in their basement. They were seeking help to resolve the problem. Mike, Hans and Ken will visit the homes and see if they know a solution to the problem.

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

Mike and Don advised the entrance signs are on order. We hope to have new signs by mid October.

Pam advised the Board she should have a press ready copy of the directory this week to approve. The Board discussed holding off until new officers are elected. Pam advised she would report to the Board what she receives from HA-KC this week.

Fall garage sale will be September 25, 26 & 27. The Board plans to have the Association vote at the annual meeting for future garage sales to be either spring or fall. Brenda has made arrangements for City Union Mission to pick up unsold items the last day.

Barb will put another notification about the annual meeting in the newsletter. Brenda advised she needs reservations by October 10<sup>th</sup>. The meeting will be at St. Thomas Episcopal Church and catered by Hy-Vee.

Ken advised he has been recruiting neighbors to run for the Board. We have four members that complete their 3 year term at year end. The rotation schedule has gotten out-of-synch in the past several years. We should only need to replace 2 to 3 Board members each year. Mike Perry has volunteered to run for one more year to help correct the problem. Other neighbors interested are Carol Barlau, Don Roth, and Audrey Smith.

Brenda advised all the Board members she will need the officer reports at the next Board meeting. This will allow her time to make up the packets for the annual meeting.

**Meeting Adjourned:**

Next Board meeting will be October 13, 2014 at 6:30 PM.