

Westmont Board Meeting Notes
October 13, 2014

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

Call To Order:

Meeting came to order at 5:45.

Guest:

Jennifer Jameson met with the Board before the business meeting began. Jennifer is a homeowner in Westmont and was presenting her ARC with plans to build a new deck. Jennifer came prepared with deck location, size, materials and stain colors to be used. The Board reviewed the plans and the ARC form was approved.

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

Financial:

Don provided the September financial statements to the board. Year to date earnings for 2014 are \$3,212. Our total expenses for September were \$16,878. Spectrum lawn service total cost was \$3,175; included 3 mowings. Green Head Turf total cost was \$8,847 including tax; included spray for weeds, fertilize and the lawn renovation. The water bill paid in September was \$450. Don advised we're in good shape, but we still have the new entrance signs to be paid before year end.

Delinquent dues for September were discussed. Don informed the Board we have five residents on the delinquent list. Three of the five have paid. One resident advised Don they had mailed a check. One resident is on a payment schedule.

Lawn & Garden:

Ken advised the renovation project with Spectrum Lawn Service & Green Head Turf went well. He also advised 6 residents contracted extra services. These residents will be billed direct for the extra service they received. He also noted we've had 26 mowings and will probably use up all 28 that are in the budget.

Ken advised the contract with Deffenbaugh has been revised to pick up yard waste. The additional charge for the yard waste is .75 per resident; total charge is \$124.50 per month. This allows up to 8 bags of yard waste per resident.

Ken spoke with the resident about the pine tree at the 119th entrance that needs to be trimmed. The needles fall all over the entrance sign and plantings and make it difficult to keep clean. The resident has approved the tree to be trimmed at the Homes Association expense.

Property Value:

ARC – Requests

8404 W 119th Terrace – New Fence – ARC was approved 10/9/14.

8405 W 119th Terrace – Replacement deck approximate size 18' x 21' or smaller – Mike received an email to follow up on, owner needing some guidance.

Mike reviewed status of letters sent out in June.

12036 Hemlock – Status of paint – Nothing has been done about the paint match for the entire unit.

Mike asked Hans to check with the neighbor to see if an agreement has been made about the painting.

12039 Hemlock – Backyard overgrown – Ken advised the yard is clean.

Hans and Don plan to do another follow up on the garage doors not matching in color.

Communication/Social Activities/New Business:

Mike advised the contractor is waiting on the stone for the new entrance signs. Signs will be completed in November before Thanksgiving.

Pam provided an annual meeting Agenda for the Board to review. Suggestions and changes were made and Pam will provide Brenda with a new Agenda by Wednesday.

Brenda received some of the officer reports for the annual meeting. The balance of the officer reports will be delivered to her by Wednesday to allow her time to make up the packets for the meeting.

Brenda advised the reservations are down from last year. Only have about 47 reservations. She has everything set up with the church and Hy-Vee for the meeting to begin at 5:30.

Meeting Adjourned:

Next Board meeting will be November 17, 2014 at 6:30 PM.