

Westmont Board Meeting Notes
November 17, 2014

Attendees: Mike Perry, Hans Johansson, Don Niemackl, Ken Knese, Barb Kolom, Brenda Flagler. New Board members: Carol Barlau, Don Roth, Audrey Smith

Absent: Pam Tittle

Call To Order:

Meeting came to order at 6:30. New Board members were welcomed.

October minutes passed with a motion from Ken and Don seconded the motion.

Financial:

Don provided the October financial statements to the Board. Year to date earnings for 2014 are \$5,974. Our total expenses for October were \$8,834. Spectrum lawn service total cost was \$3,800. Our annual meeting expense was \$676; included meal \$476 and \$50 each for four Board members completing their term. The water bill paid in October was \$527. Don advised we have the invoice for the monuments that will be paid in November, \$12,200.

Delinquent dues for October were discussed. Don informed the Board we have one resident on the delinquent list. The one resident is working on paying up to date.

Lawn & Garden:

Ken reported the first cleanup of leaves would be done before Thanksgiving. The second cleanup will be in December, weather permitting. If not, the second cleanup will be in early January.

Snow removal will occur when snow is above two inches. Driveways, front sidewalks and neighborhood sidewalks will be cleaned. Spectrum will begin clearing snow when the snow storm is predicted to end.

Ken asked Barb to put information in the newsletter about snow removal. Spectrum has asked for vehicles not to be parked in the driveways and to please mark narrow strips between driveways with reflectors for snow removal.

Property Value:

ARC – No new requests.

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 suggested we have the attorney send a letter in the spring, if the problem is not corrected.

Hans and Don did a follow up on garage doors. Most of the garage doors match. We have some that don't match due to the units are not a perfect match.

Communication/Social Activities/New Business:

New monuments were installed the first of November. All the Board members are pleased with the new monuments. Ken has inspected the lighting for both monuments to make sure the lights work properly. He made an adjustment to correct the position the light shined on the 119th entrance and advised the Antioch entrance is OK, but the lights don't go off during daylight.

Mike announced our attorney Rod Hoffman has changed firms. It was agreed the Board would like to retain his services with the experience he has with HOA's in the Kansas City area. The Board agrees his expertise and our past experience has been favorable.

The Board had discussion about the meeting location for the monthly meetings. Ken made a motion to continue to meet at St. Thomas the Apostle Episcopal Church. A vote was taken in favor to continue to use the Church for the Board meetings.

Don provided a copy of the 2014 budget to review for the 2015 budget. The 2015 budget is to be completed at the December Board meeting. Don and Ken both noted where we need to make changes over our 2014 budget.

- Director insurance and property insurance actual was \$300 over 2014 budget.
- Ken supplied a spreadsheet with Spectrum & Green Head Turf additional services and increases. Budget will include 30 mowings. \$2000 increase for the fall and winter leaf cleanup. A new chemical treatment for shrubs in February. Snow removal will remain the same at \$20,000.
- Adjustments with Deffenbaugh; trash, yard waste, and recycling. Also small adjustments with utilities.
- Rose bush and scrub replacements \$600.
- Trim pine tree at 119th entrance \$200.
- Don suggested we need to add new scrubs at the 119th entrance to compliment the new sign. \$1000 under special projects.

Don will make adjustments and present a budget at the December meeting for final approval.

Meeting Adjourned:

Next Board meeting will be December 15, 2014 at 6:30 PM.