

Westmont Board Meeting Notes
December 15, 2014

Attendees: Don Niemackl, Pam Tittle, Ken Knese, Barb Kolom, Brenda Flagler. New Board members: Don Roth, Audrey Smith

Absent: Mike Perry, Hans Johansson. New Board member: Carol Barlau

Call To Order:

Meeting came to order at 6:40.

November minutes passed with a motion from Don and Brenda seconded the motion.

Financial:

Don provided the November financial statements to the Board. Year to date earnings for 2014 are (\$1085). Our total expenses for November were \$18,778. Spectrum lawn service total cost was \$2,455 plus an additional \$205 for sprinkler service. We paid \$12,326 for the new monuments that were installed in November. The water bill paid in November was \$180. Pam questioned the Deffenbaugh charges for October & November. Charges seem to be reversed and no yard waste added. Don will check with HA-KC and Deffenbaugh about correcting the billing.

Delinquent dues for November were discussed. Don informed the Board we have one resident on the delinquent list. The one resident had promised they would be up to date by December 1st. Don will follow up since December 1st has now passed.

Lawn & Garden:

Ken reported the second fall cleanup of leaves begins this week, December 16th. Weather permitting the clean up should be completed before Christmas.

Ken requested Green Head Turf Systems to supply a schedule and description of each application to be applied to the yards. Ken noted some residents have requested this information. Barb will send Green Head's schedule with the January newsletter.

Property Value:

ARC – No new requests.

Communication/Social Activities/New Business:

Don provided a copy of the 2015 budget for a final review. After Board members reviewed the budget we added \$900 as follows:

- \$400 added to Special Projects to cover replacements of roses and shrubs where needed.
- The Board agreed we need to invest in some Christmas lights for the Antioch entrance next year. \$500 was added to the budget under Light Bulbs & Supplies. Plan to purchase some of the lights this January while on sale.

Ken made a motion for the Board to approve the budget with final approval from Mike and Hans who were both absent from the meeting. Brenda seconded the motion. Five Board members present all voted to approve the budget. Don will make the adjustments to the final budget and email to Mike and Hans for approval.

Brenda thanked everyone on the Board and has enjoyed her additional term served. Brenda advised she would take the Christmas wreaths down just after New Year's Day. She also would like to arrange for a new Board member to take over storing the wreaths and signs for annual meeting and garage sales.

The Board members all expressed appreciation to Brenda, Barb, and Pam for their time they have each served as a Board member.

Election for new officers will take place at the January Board meeting.

Meeting Adjourned:

Next Board meeting will be January 19, 2015 at 6:30 PM.