

Westmont Board Meeting Notes
May 16, 2016

Attendees: Mike Perry, Hans Johansson, Don Niemackl, Ken Knese, Don Roth, Carol Barlau

Call to Order

The meeting was called to order at 6:35PM.

No March minutes to approve. We will review and approve once they are available.

Carol Barlau filled in as secretary for Audrey Smith who was unable to attend the meeting.

Financials

Clarence Foxworthy, HA-KC, provided the April financial statements to the Board by email. Don Niemackl reviewed the statements with the Board. Year to date earnings for 2016 are \$17,714.10. Our total expenses for April were \$13,990.65. Total members equity is \$147,710.41.

It was discussed that the Board might be able to give all residents one free month of dues this year because of our high account balance. This was mostly due to the mild winter. We will discuss the logistics of this at the June Board meeting.

Delinquent dues were discussed. We have six residents with delinquencies. Four of them are one month past due, however, two of them are over 90 days delinquent. All agreed we need to see what additional action can be taken. Carol Barlau found the Westmont Maintenance Fees Policy on our website which outlines a step by step approach on how to handle delinquencies. Mike Perry was to review this with our lawyer and Don Niemackl was to review it with Clarence Foxworthy. Both were to provide feedback and updates to the Board so the document could be updated and sent out with the July Newsletter.

Lawn & Grounds

Spectrum will be applying the second application of weed and feed at the end of May and also be applying mulch to the entrance and perimeter beds.

Ken Knese has been treating the knockout roses on the perimeter and islands to rid them of disease. Almost all of the 110 rosebushes are looking good!

A form will be sent out to all residents from the lawn service asking for feedback on the trimming of shrubs and lawn plantings. Unless otherwise directed NOT to trim, shrub trimming will be done in June in the front yard and/or any area that can be seen from the street. If people want additional trimming, they will be directed to contact Spectrum at 913-393-4357. Carolyn will contact them to discuss work to be done and costs.

Property Values

ARC Request submitted – 12019 Hemlock – Installation of 6 ft fence. Approved. Ken Knese will verify gate opening size and locations.

Carol Barlau will put in a reminder to residents to make sure they fill out the ARC Form for any exterior home/yard changes and submit it to Hans Johansson.

Communication/Social Activities/New Business

Our annual spring garage sale was held on May 12th, 13th and 14th, 2016 and declared a success by the fifteen to twenty homeowners who participated. A charity organization picked up unsold items left by the curb Saturday following the sale.

Due to the possibility of up to four Board positions to fill for next year, Carol Barlau will put something in the newsletter to ask residents to consider volunteering to serve on the Board.

It's time to update the Westmont Directory this year. Carol Barlau found and modified the Information Request Form and made sure it got sent out with the June Newsletter. The completed forms will be returned to Patty Steele at the HA-KC. We will need to assist, as needed, to make sure everyone completes and returns the forms by August. The new directory will go out in the fall of 2016.

Don Roth will start looking at options for our annual meeting in October.

Meeting Adjourned

The next Board Meeting will be June 20, 2016 at 6:30PM.