

Westmont Board Meeting Notes
June 20, 2016

Attendees: Mike Perry, Don Niemackl, Audrey Smith, Ken Knese, Don Roth, Hans Johansson, Carol Barlau and guest Carolyn Sifrit

Call To Order:

Meeting came to order at 6:30.

May minutes passed with a motion from Ken Knese and Hans Johansson seconded the motion.

Financial:

Clarence provided May financial statements to the Board by email. Don reviewed the statements with the Board. Year to date earnings for 2016 are \$20,836.72. Our total expenses for May were \$8,836.57. Total members equity is at \$150,833.03.

Delinquent dues for May were discussed. We have five residents delinquent. One is just behind the penalty. Don visited three residences; two said they would take care of outstanding dues and a third wasn't home on two visits. A final one has sent three checks, but still behind \$540.00.

Lawn & Garden:

Carolyn Sifrit, owner of Spectrum, spoke concerning issues with homeowners. Residents have been making requests and stopping the workers to discuss issues with their yards. It is making it difficult for them to get their work done with all of the disruptions. Carolyn reports that derogatory language has been used, nasty emails have been sent and residents have been "hounding" her crew. Push mowers are being used on 60% of the properties, which isn't an option in other developments. Push mowers should only be used in backyards due to fences.

Mike suggested sending out a letter giving homeowners the choice to have Spectrum mow or not, possibly with a new dot system. Ken stated that we would need to further define the dot system. Ken gets complaints at 10:30-11:00 at night and it tends to be the same 15% of the residents complaining. Carolyn suggested giving homeowners a business card with her number and Ken's number for residents to contact instead of talking to her crew members when they have a complaint.

Don Roth suggested getting a document out to residents with information provided in the Spectrum contract. He also suggested charging people more if they request push mowers.

Carolyn offered to speak at our annual meeting to address any concerns about the lawn service. Mike will draft a letter, with Carolyn's input, to get out to all homeowners. It will instruct residents to direct any complaints to Ken or Carolyn directly, never to interrupt the crew or

harass them. It will be decided within the next few days if the letter will be hand-delivered or mailed to the residents.

Property Value:

ARC – No new requests

Communication/Social Activities/New Business:

Don Roth asked if a decision had been made on the request for a nursing home type residence, Mike has discussed this with Rod and it will be denied in terms of the HOA restrictions.

Meeting Adjourned:

Next Board meeting will be July 18, at 6:30 PM.