

Westmont Board Meeting Notes
July 18, 2016

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

Call To Order:

Meeting came to order at 6:30.

June minutes passed with a motion from Ken Knese and Don Niemackl seconded the motion.

Financial:

Clarence provided June financial statements to the Board by email. Don reviewed the statements with the Board. Year to date earnings for 2016 are \$16,485.85. Our total expenses for May were \$16,058.08. Total members equity is at \$146,482.16.

Delinquent dues for June were discussed. We have five residents delinquent. One is just behind the penalty, one has sent a partial payment and another has never been late before, probably a one-time thing. Don has contacted two others; one hasn't sent the form in and another is never home.

Lawn & Garden:

Don Niemackl noted that the light at the 119th entrance doesn't go off. Ken will have an electrician take a look at it.

The letter concerning issues with Spectrum was discussed. Shrub trimming was changed to one time a year rather than 2 times. It was agreed upon to deliver the letters door-to-door this coming weekend. Spectrum lost their best crewmember due to issues with Westmont, Carolyn says he won't be coming back.

Ken reported that we saved a cutting this month due to rain and we will be starting to skip cuttings due to slow growth. Fertilizer was applied last Monday and bushes will be sprayed next.

Ken has submitted a \$1,190 bill to Google for repairs made on the perimeter of Westmont, which have been turned down by Google. More information is needed from Mike with an itemized bill, then it will be resubmitted.

Property Value:

ARC – Request

12046 Mackey St. – (New deck/Screened in porch) – ARC form approved.

Communication/Social Activities/New Business:

Mike suggested going strictly to email. Ken states that possibly 30% of homeowners don't have email. Mike would like to look into this for the future.

Mike reiterated that the senior daycare will not be allowed in Westmont based on HOA regulations. Rod will be discussing this with the homeowner.

The annual meeting was brought up with thoughts discussed on dates and how many board members will be replaced.

Ken had several pieces of information for the upcoming newsletter. Lawn renovations, such as aeration and over-seeding, will be completed in early September. Sprinkler heads must be flagged. Homeowners must contact Ken by the 3rd week of August if they do not want this service.

Meeting Adjourned:

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