

Westmont Board Meeting Notes  
September 19, 2016

Attendees: Mike Perry, Don Niemackl, Audrey Smith, Hans Johansson, Carol Barlau, Don Roth and guest Dawn Taylor

**Call To Order:**

Meeting came to order at 6:30.

August minutes passed with a motion from Don Niemackl and Don Roth seconded the motion.

The meeting began with resident Dawn Taylor presenting information about Facebook as a new means of communication for the subdivision. Carol agreed to help Dawn set the group up. Mike suggested Dawn create a closed group to keep information private. We will discuss this further at the annual meeting.

**Financial:**

Clarence provided August financial statements to the Board by email. Don reviewed the statements with the Board. Year to date earnings for 2016 are \$19,391.82. Our total expenses for August were \$7,305.01. Total members equity is at \$149,388.13.

Delinquent dues for August were discussed. Don informed the Board we have two residents delinquent. Clarence sent a letter to one resident with a breakdown of the bill.

**Lawn & Garden:**

Spectrum will add a second trimming in October at a discounted rate. This trimming should only be around \$900.

Carolyn Sifrit is available to come to the annual meeting to address the lawn service. She will give a presentation at the beginning of the meeting and answer any questions.

We need to address tree trimming in January or February to get the best rates. It has been five years since our last trimming. Ken has offered to help with getting bids. The new board will follow up on this at the beginning of the year.

The fence along 119<sup>th</sup> has been damaged, mowers may have contributed. Guier Fence will be out to fix it and do a maintenance review of the entire fence.

**Property Value:**

ARC – Requests

8317 W 120<sup>th</sup> Terrace – (New Roof) – ARC form approved.

12036 Hemlock – (New Roof) – ARC form approved.

12038 Hemlock – (New Roof) – ARC form approved.

8329 W 121<sup>st</sup> St – (Replace Driveway) – ARC form approved.

**Communication/Social Activities/New Business:**

Don reports the annual meeting will be on October 18<sup>th</sup> at St. Thomas the Apostle Episcopal Church, beginning at 5:30 for social time. Strouds will once again be catering it and it will be the same menu as last year. Several locations were discussed, but the board voted unanimously to have it again at the church.

**Meeting Adjourned:**

Next Board meeting will be October 11, at 6:30 PM.