

Westmont Board Meeting Notes
November 21, 2016

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

Call To Order:

Meeting came to order at 6:30.

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

Financial:

Clarence provided October financial statements to the Board by email. Don reviewed the statements with the Board. Year to date earnings for 2016 are \$20,437.06. Our total expenses for October were \$14,944.60. Expenses were up due to annual meeting expenses and aerating/seeding.

Don prepared and reviewed the budget for 2017 using Spectrum's new numbers. Tree trimming is estimated at \$10,500, but we may re-evaluate trimming if we have several heavy snows. Ken Knese and Brandon Fox will begin gathering bids for tree trimming. Don budgeted for 30 mowings for 2017. Don also budgeted for a \$1,000 increase in trash collection.

Delinquent dues for October were discussed. Don informed the Board we have six residents delinquent. Don will get an update and visit homeowners still delinquent.

Lawn & Garden:

The Spectrum contract for 2017 was reviewed. Several changes were made, including a \$75 increase per mowing. Spectrum will be weeding the islands, trimming the rosebushes and shrubs will be trimmed twice. The Board voted on the new contract, Don Roth made a motion to approve it and Carol seconded the motion. The Board voted unanimously to approve and extend the contract for 3 years.

Ken Knese attended the meeting to discuss changes to the Spectrum contract and the 2017 budget. He provided the following additions:

- Blue spruce on corner - \$450 to replace
- Wichita upright on 119th - \$50 to replace
- Spectrum will charge about \$150 to remove and replant
- Someone will need to spray flowerbeds at entrances monthly
- Third rosebush trim will be needed in September

Property Value:

ARC – No new requests

Communication/Social Activities/New Business:

Mike suggested having a magnet made with the HAKC phone number and email printed on it. It could be mailed out with the newsletter.

Don Roth suggested sending a check to St Thomas the Apostle in thanks for allowing us to have the annual dinner there again. Don made a motion to send \$100 and Hans seconded the motion. The Board voted unanimously in favor of sending the church \$100.

Carol will include a note in the newsletter for a December 15th deadline for those residents who have an additional tree needing to be trimmed. She will provide Brandon Fox's email and phone number.

Carol will be gathering emails and phone numbers of new board members. They will be attending the December Board meeting.

Meeting Adjourned:

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