

Westmont Board Meeting Notes  
December 19, 2016

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

**Call To Order:**

Meeting came to order at 6:30.

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

**Financial:**

Sam Wilson provided November financial statements to the Board by email. Don reviewed the statements with the Board. Year to date earnings for 2016 are \$23,771.01. Our total expenses for November were \$8,340.21.

The 2017 budget was discussed. Don informed the Board that Spectrum will now be charging for the extra things Ken was doing. Projected expenses are \$150,893.64; \$20,000 for snow removal and \$10,000 for tree trimming. The 2017 budget was voted on. Hans made a motion to approve it and Mike seconded the motion. The Board unanimously voted to approve the proposed budget.

Delinquent dues for November were discussed. Don informed the Board we have two residents delinquent. One has a lien on it and a lien is being processed on the second.

**Lawn & Garden:**

Brandon Fox provided an update via email on the tree trimming project. He and Ken are in the process of getting bids and they plan on making a decision in January. The tree count as of 12/19 is at 198, with 148 being association tress.

**Property Value:**

ARC – Request

8336 W. 120<sup>th</sup> St. – (New Driveway) – ARC form approved

8338 W. 120<sup>th</sup> St. – (New Driveway) – ARC form approved

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

Mike discussed the use of a drop box to store documents so all Board members have access to them. He also recommended that new members utilize Rod's services in the future, noting how helpful he had been in providing resolutions in the past.

Don Niemackl passed the church key on to Don Roth and he will be providing him with any information he has pertaining to the church.

Carol had a question from a homeowner wanting to place an ad in the newsletter. The Board agreed that this has not been allowed in the past. Carol will suggest placing it on the Westmont Facebook page.

**Meeting Adjourned:**

Next Board meeting will be January 16, at 6:30 PM.