

HOA Minutes
February 19, 2018

Present: Carol Barlau- President Shirly Knese- Vice-President Beverly Kitts-
Treasurer Barb Kolom- Newsletter Editor John Rudzinski- Grounds Chair

Carol had an agenda ready. She will ask Mark Jenkins to send an agenda to the board members mid-week before the monthly board meeting.

No ARC forms received this month:
(Teresa Sprouse will be enlarging the patios on her two units)
(Debra Goodbinder at 8305 W 120th St. is contemplating having a patio poured)

Our HOA Insurance for Westmont is \$359.60 annually coverage: \$50,000.00 for fence, \$1,500.00 for signage and \$500.00 deductible.

In early May, weather permitting, resident volunteers will do property inspections in Westmont. Eight teams composed of 1 experienced and 1 new resident (to fill the inspection form) will walk our subdivision. The March newsletter will ask for volunteers.

Treasurer's Report:

The \$675.00 Deffenbaugh error from November has been taken care of.

- Fees of \$95.00 were paid to file a lien on one property
- Delinquencies for HOA dues were up in January. Most forgot to add the \$4.00 additional payment. Only two properties with outstanding balances

Grounds Chair:

On February 1st Carol Barlau, John Rudzinski, and Ken Knese met with Dan, owner of TLC and three of his supervisors to walk the subdivision for lawn cutting and sprinklers procedures. The team was very conscious of our needs and interested in doing their best. Dan will get us a calendar with "weather permitting" dates for spreading pre-emergent on the lawns. Barb will have that information in the newsletter.

John, Carol and Shirley will make the decision regarding snow removal. The February 4th snow removal cost was \$2,800.

Our deposit has been made for the COMMON AREA landscaping with "Earth Expansions," Tia Browning.

The Newsletter will remind residents to pick-up after their dogs; as they walk our area. The lawn service is asking home owners to also pick-up in their yards.

Westmont Garage Sale is May 17-18-19. BJ has the signs.

The board approved a new list of board members printed on sticky paper to be applied to the inside of our directory. Mark Jenkins has agreed to print. These will be hand delivered to the resident's door.

Next meeting March 19th at 6:00. Minutes submitted by John Rudzinski, filling in for Mark Jenkins.