

Westmont Homes Association

Monthly Board Meeting
May 21, 2018

Carol opened the meeting promptly at 6:00 pm.

April meeting minutes were reviewed and approved.

Treasurers Report

The April expense report was reviewed and approved by the board

Delinquent dues were discussed. 1 residence is behind by 1 month and 2 residences are behind by 2 months.

Two ARC form was submitted and approved. One for paint and repairs and one for replacement of an existing deck.

The invoice for sprinkler repair and replacement to the common areas was brought in to question and Carol is going to review the pricing with the contractor.

Lawn care was discussed and for the most part it was agreed that TLC was doing an adequate job. Only a couple of issues were brought to the boards attention, but they were deemed to be minor and rectifiable.

The meeting was also attended by two resident guests.

The first resident was asking advise and assistance in how to approach their adjoining neighbor in regards to roof replacement. They explained the situation that the roofs needed replacement, but the neighbor was avoiding their attempts to come to an agreement for a timely solution. The board is taking action to help to try and bring an amicable resolution.

UPDATE: After both residents received a letter from the Board, there has been an agreement made, and the roof replacement has been approved by the respective parties.

The second resident was asking approval to install permanent siding to their side of the residence. There were/are a multitude of questions pertaining to the request. The board agreed to visit the request as a group and try and come up with a solution that would be agreeable. There was mention of a material that is not only very durable, very water resistant but also had a life span of more than 3 times normal wood composite siding. The most important feature of the material is that it is paintable, which takes the problem of never being able to change colors.

Individual home inspections are being finished up. The board will review the final reports and take appropriate measures to inform Westmont resident's of the results.

