

**WESTMONT HOMES ASSOCIATION**  
**Minutes for Board Meeting, September 16, 2019**  
**Submitted by Barbara Kolom, Secretary**

September 2019

Meeting came to order at 6:30 pm.

Attendance: Beverly Kitts, Barbara Kolom, Sharon Kralicek and John Rudzinski

Guests: Steve and Denise Mason and Denise and Don Niemackl

With corrections, August Minutes were approved.

**President's Report**

Important information will soon be mailed to each homeowner(s). There will be a cover letter and two documents: 1) Amendment to the Bylaws of Westmont Homes Association with a proxy ballot; and 2) Amendment to the Certificate of Substantial Completion and Formation of Homes Association with execution pages. Beverly asked each board member to review documents should any member call with questions or input.

Beverly reported the 2019 Westmont Neighborhood Directory was ready to go to press and should be delivered to residents by mid October.

Progress on repairs or delays on repairs to home exterior conditions were reviewed. Contact by a board member will be made within the week. Some homeowners who received a Poor rating have submitted a plan to the board outlining a timeline for improvements. One homeowner continues to ignore requests from the board to cease failure to follow guidelines.

**Vice-President/Social Chair Report**

Sharon Kralicek, current Vice-President and Social Chairman, reported no new ARC forms have been submitted.

She reported approximately 90 individuals have signed up to attend the HOA dinner. Hy-Vee will deliver the dinner. Board members and decorating committee will set up the room, serving tables, and food.

**Treasurer's Report**

August financial report was approved.

**Lawn and Grounds Report**

Mowing will change to Thursdays beginning the week of 09/23.

John is exploring possible grounds service companies for next year.

He is continuing to guide some owners on their lot responsibilities.

October Board meeting will be Monday, October 21, 2019