

WESTMONT HOMES ASSOCIATION
Minutes for Board Meeting, October 21, 2019
Submitted by Barbara Kolom, Secretary

October 2019

Meeting came to order at 6:30 pm.

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

Guests: Denise and Don Niemackl

September minutes will be reviewed for approval at November 18, 2019 Board Meeting.

President's Report: Beverly Kitts

At the 2019 Annual Meeting, the proposed amendment to reduce the number of Board Members from seven members to five members failed.

Association members at the meeting wanted clarification on the content concerning rentals in Westmont and the voting procedure, as outlined in our Certificate of Substantial Completion. President Beverly Kitts suggested the Association have a discussion-only meeting. Board would set that up and notify all members.

Beverly recommended St. Thomas Episcopal Church Sanctuary because of its theater seating for more than 200 people. She asked Secretary Barbara Kolom to contact the Church to see if the sanctuary was available November 12, 6:30 pm.

Plans were made to notify members about the meeting via US post, email, HOA Email Group, and neighborhood Messages Boxes.

Another special meeting will be held in the future regarding fines, changes to snow removal, shrub and tree trimming and late fees for monthly dues.

Two homeowners have liens against their homes. Three people are several months behind in paying their dues. HAKC recommended Westmont put a lien against one of them.

The Board talked about the concept of committees of volunteers, each headed by a Board member. The Board agreed this is a concept worth developing,

Vice President and Social Chair Report: Sharon Kralicek

Three ARC forms were reviewed and approved. A fourth ARC form was returned to the applicant because the information was incomplete.

Hy Vee catering prepared the food for the 2019 Annual Dinner and Meeting. Most guests and all of the Board gave it a Thumbs Down. Sharon talked to Hy Vee catering about the sub par food. Hy Vee catering offered a 10% reduction in the final bill.

Treasurer's Report: Beverly Kitts

September financial report was approved

Lawn and Grounds Report: John Rudzinski

Bids from other Grounds Companies were much more than TLC currently charges.

Meeting adjourned 7:56 pm November Board meeting will be Monday, Nov 18, 2019.