

WESTMONT HOMES ASSOCIATION
Minutes for Board Meeting, December 18, 2019
Submitted by Barbara Kolom, Secretary

*****Due to a snow storm, the December 16th Board Meeting was changed to December 18th, 6:30 pm at the usual meeting location: St Thomas Episcopal Church, 12251 Antioch, Overland Park, KS 66213. Notices to HOA members of the change were placed in the Notice Boxes near the USPS mailboxes and sent out via email to all members who have signed up to receive group email notices.

The meeting was called to order by John Rudzinski, Grounds Chairman. President Beverly Kitts welcomed everyone.

Attendees: Board members Beverly Kitts, Barbara Kolom, Sharon Kralicek and John Rudzinski

Guests: There were 17 guests: Robert Tick (guest of Ian Morris), Miluska Del Pozo, Ian Morris, Susan Black, Nancy Kocourek, Jan Hodson, Becky Raasch, Harold Raasch, Linda Stogsdill, Jacob Schultzinger, Murray Rubin, Beverly Clark, Nancy Kitts Woodworth, Denise Niemackl, Don Niemackl, Steve Mason, Denise Mason.

President's Report: Beverly Kitts

Survey: Beverly reported the results of the recent survey sent to residents regarding whether rentals should be continued to be allowed in Westmont. Of the 91 surveys returned, the results were 56 to allow rental property and 35 not to allow rental property. Beverly stated the board would no longer consider adding a rental amendment to the Westmont HOA Certificate of Substantial Completion.

Home on Mackey: Beverly informed members of the Board that our attorney has sent a letter to the owner of a house on Mackey Street. The owner painted the house with colors that did not match the colors of her 'roof mate's" house. Several conversations and written notices had been sent to the owner before our attorney sent a formal letter.

Vice President's Report: Sharon Kralicek

One ARC form was submitted for review. It was returned to applicant for more information. Sharon said several homeowners are completing exterior home improvements and painting before winter arrives.

Treasurer's Report: Beverly Kitts

HOA Certificate of Deposit: One of our CD's is up for renewal. The board decided to cash it out and look for a better rate.

2019 Financials: Beverly reported our expenses are approximately \$4900.00 under budget this year in part due to skipped mowing and negotiated contract with Deffenbaugh.

2020 Budget: Beverly presented the proposed 2020 Budget. The new budget will go into effect January 1, 2020.

Financials: The November financials statements and expenses were reviewed and discussed. All agreed financials to be in order.

New Welcome Package for New Neighbors: Instead of HAKC mailing Welcome To Westmont packets to new homeowners, a Westmont committee will now personally deliver the packets. John Rudzinski noted the reason for the change was some new owners hadn't received the packet.

Lawn and Grounds Report: John Rudzinski

TLC determined in November that it was broken sprinkler head that caused them to stop the blow out of our irrigations system. Repairs were made, the blowout of the system was completed and the system has been shut down. The cost of the repair was about \$200.00.

New Social Chair: At the beginning of the meeting, Board member John Rudzinski announced four Westmont Homes Association members had volunteered to fill the open Social Chairman vacancy: Susan Black, Nancy Kocourek, Denise Masson and Linda Stogsdill. The Board voted three to one for Denise Mason to fill the vacant Social Chair position.

HOA member Nancy Kocourek said this action by the Board was in violation of our bylaws Article VIII # 8.2 and the Kansas Uniform Common Interest Owners Bill or Rights Article 46 Statute 58-4609. Based on the information in this document, Nancy said it was the home owners' right to vote to fill the opening. Some HOA members in attendance suggested the opening be filled by the next individual on the ballot from the October HOA Annual Meeting, or a new HOA membership vote for one of the four HOA members who were currently volunteering to be the Social Chair.

The Board made it known that after advice from HA-KC and counsel, the Board was within their rights to elect an HOA member for the Social Chair vacancy until the election of new board members at the 2020 Annual Association Meeting to be held in October.

HOA Bylaws: HOA member Murry Rubin commented that the Association's Bylaws had not been signed. After some discussion, Mr. Rubin volunteered to research this issue.

Members' Comments: Jan Hodgson suggested the Westmont newsletter contain more details about members' concerns: to go deeper into the details. Miluska Del Pozo talked about how important it is talk with your neighbors, to get to know them better, to be friendly, kind and helpful. Miluska said this way we can grow as a community and perhaps reduce the strife she has observed in Westmont.

The meeting was adjourned at 8:02 pm.

Barbara Kolom, Secretary