

MINUTES

Date: 14 th June 2020	Westmont Homes Association	Start: 18:30 Finish: 20:07
Attendees	Sam Harpalani (Newsletter/Communications) Beverly Kitts (President) Sharon Kralicek (Vice President) Denise Mason (Social Chair) Ian Morris (Secretary) John Rudzinski (Grounds Chairman) Michelle Van Mill (Treasurer)	SH BK SK DM IM JR MV

Apologies		
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Other Attendees	
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February Minutes

Minutes for February 2020 were previously approved in an informal meeting by BK and seconded by JR.

Presidents Report

BK raised the annual inspections, we discussed who and how we would approach the inspections, SK wanted to explore if a committee could be setup to assist with inspections? While everyone agreed this would be helpful, concerns were raised as to consistency and the fact that within a normal year these would have all been completed. With this in mind, it was agreed the board would complete the inspections this year. To assist with consistency the board is putting together a guidance check list.

Financials

MV reviewed the financials, items noted: -

Expenses in line with budgets, 3 delinquencies are due to drop off and this will leave one lien remaining. MV made the board aware that we have a maturing CD which we will be moving to TIAA Bank as this is a more favorable arrangement and rate.

Nothing further to report.

Vice Presidents Report

SK discussed the outstanding ARC forms which the board are working through, some of which further inspections are required. SK also noted that existing ARC forms were dated and that she would be updating this and distributing for board approval.

Nothing further to report.

Lawns & Grounds

JR reported that the lawn bids for 2021 are due back on 24th June, three have already been returned and we are waiting on the last two. It was generally agreed this is going to be more expensive than our present contract. The subject of lawn mowing was also discussed with 4TH July being on a Saturday, it was agreed we will mow on Wednesday weather permitting. SH to ensure flyers are put out to update homeowners.

BK asked how the perimeter fence repairs were coming along. JR reported that he is constantly chasing this matter and is trying to schedule the works ASAP.

Social Chair

It was agreed that DM would move forward distributing the new welcome packets. BK advised envelopes and stamps are available should we need to post copies. BK also advised the board that we can open an account at FedEx for required copies. DM addressed the meeting suggesting we send the new Welcome Packet to homeowners as well as renters, to ensure they are aware of Westmont guidelines and rules. BK acknowledged this was a good suggestion and formally agreed.

Other General

Over the last few weeks, the board has been reviewing and updating the welcome packets, the final draft will be circulated following the board meeting for final approval, copies will thereafter be available for the non-compliance and annual inspection.

SK discussed the drainage within the neighborhood and problems many homeowners are encountering. Upon a lengthy discussion and a conversation between MV and HA-KC, the board agreed that while we are sympathetic, it is the homeowners responsibility, and we would encourage homeowners to talk to neighbors to work together to resolve these issues.

JH made the board aware that the siding panels used within the neighborhood are no longer available, he will try to get a data sheet so IM can investigate alternatives. It was further agreed that the board needs to look at future external options.

Property Valuation Committee

Nothing to report this month

HOA Members

A motion was made to adjourn the meeting, and this was seconded. The meeting was adjourned.