

Westmont Board Meeting held via Zoom Conference was on Monday, July 20<sup>th</sup> at 6:30pm

Attendance: Beverly, John, Sharon, Michele, Denise, Sam

Absent: Ian

Guest: Nancy

1. 3 members leaving the board; Beverly, John and Denise. We need people from our community to step up and join the board.
2. Denise only agreed to join for one year.
3. So far on one has volunteered to join the Westmont board
4. Sam suggested - rental property owners should serve on the board since they do own a property in the Westmont.
5. There are 7 positions. If we don't get volunteers there will be only 4 people left on the board starting January 2021.
6. Sharon offered to call the landlords to see if anyone of them will be interested in serving on the Westmont board.
7. Contact information is needed of all the landlords in Westmont
8. Sharon will call and check if anyone of the landlords/homeowner interested being on the board.
9. Speedbumps in Westmont are in consideration
  - a. Costly
  - b. Westmont will have to maintain the speedbumps
  - c. We have young kids in the neighborhood
  - d. People speeding and cutting through
  - e. People going at speed of 45mph through the neighborhood
  - f. Speed limit sign doesn't work
  - g. Some homeowner have requested it
10. Substantial completion document amendments –Changes to reflect current practice; Bev asked board members to review
  - a. Snow removal
  - b. Tree trimming
  - c. Interest payment
  - d. Currently HOA payments are due on the 20<sup>th</sup> of the month instead of the 5<sup>th</sup> of the month
  - e. \$15 late payment fee to be added if HOA fees unpaid by the 20<sup>th</sup>.
11. Laws are not being watered; Controls may not be set up correctly
  - a. Water bill is lower than it should be for this time the year
  - b. TLC turned on the sprinkler systems and fixed issues
  - c. 19 Zones in our neighborhood in the common areas
  - d. The sprinklers start around 2-3 am.

- e. Ground covers are dying.
  - f. Sprinkler Box on the Antioch Monument
12. HOA – Taxes
- a. Westmont Taxes are paid; Bev took care of it.
  - b. Tax bill will be reviewed by Michele
  - c. HAKC takes care of the taxes with a CPA Firm?
  - d. Taxes were delayed due to Covid, but they were paid on time.
  - e. Cost to prepare taxes \$160
13. Annual exterior homes inspection - Sharon
- a. Property Review Form to be sent out to homeowners
  - b. Overall rating was missing from the INSPECTION FORM.
  - c. Some homeowners are not aware of the home inspection or grade.
  - d. What is non-compliance part?
14. Delivering Welcome Packet
- a. Send it to EVERYONE?
  - b. COSTLY TO PRINT WELCOME PACKET – is it needed?
  - c. There will be a digital copy on the HAKC website
  - d. Renters don't realize; flower beds need to be mainlined by the tenant; HOA is not responsible.
  - e. HA-KC will have printable copy if they want to download and print
  - f. Call a board member and we will print a welcome package if there is a request.
15. Welcome Package - For New Residence (what's included )
16. Home inspections – Committee
- a. fizzled out after Covid started
  - b. Was Joel English contacted?
  - c. No further committee meetings were scheduled
  - d. Bev to reach out to Ian about the committee meetings
17. OP Maintenance guidelines were used to prepare 4 page property inspection report
- a. Inspection was difficult and very detailed
  - b. Supply chain issues – if homeowner wants to fix problems
  - c. Having trouble getting contractors for work and bids
  - d. A lot of old people cannot take care of the flower beds
  - e. Possible List of people who can do the job or repair in the neighborhood
  - f. Neighbor helping neighbor
  - g. Community service to help
  - h. Board cannot Endorse or recommend; HOA cannot be responsible
  - i. Handy man of Johnson County
18. Should we speak to Attorney? About the list of handyman?
19. Knock on Doors as we do inspection; if they want to join.
20. Add to Newsletter - if you wish to be present during inspection let a board member knows so we can do the walk through with the homeowner.
21. One house has serious issues.

22. Squirrels can get in the house.
23. Annual home inspection is needed.
24. Add to newsletter - IF you wish to be present during inspection please let us know.
25. Bids for Lawn Service –
  - a. Dues are going up
  - b. Fees can go up to \$14- \$22/month
  - c. Cost cutting measures have been reviewed
  - d. Annual meeting dinners have been eliminated
  - e. 20 Homes are requesting “NO MOW”
  - f. We need to empower people to do take care of their property; such as seed and add dirt. – should be added to the newsletter on regular basis.
26. Common area – native plants that will survive
27. Keep it simple/ grass or native plants in the common areas - low maintenance
28. Individual fences are adding to the cost of mowing lawn
29. Bids for Lawn service are being compared ; cost is going up
30. Michele – June Financials are in order
  - a. In line with budget up till now
  - b. A few delinquencies
  - c. Michele will send letters to one that is more than 3 months past due
  - d. CD rates too low; no good CD options at this time; keeping cash
31. Denise – No Social Activity due to Covid
  - a. No Garage Sale Fall2020
  - b. Annual Meeting – Most likely will be held on Zoom
  - c. Zoom Monthly fee - \$20/month
32. Meeting Adjourned