

## MINUTES

Date: 21 <sup>st</sup> September 2020	Westmont Homes Association	Start: 18:30 Finish: 19:32
Attendees	Sam Harpalani (Newsletter/Communications) Beverly Kitts (President) Sharon Kralicek (Vice President) Ian Morris (Secretary) John Rudzinski (Grounds Chairman) Michelle Van Mill (Treasurer)	SH BK SK IM JR MV
Apologies	Denise Mason (Social Chair)	DM
Other Attendees		

### Minutes

Minutes for August 2020 were approved by BK and seconded by SK .

### Presidents Report

BK made the board members aware that; everyone has to register for the annual meeting, as this was going to be an online virtual meeting BK wanted to ensure we had a full list of all people attending (albeit online). MV suggested we send out an email to all homeowners we have contact details for, encouraging them to register to attend the annual meeting. In addition, put signs in the boxes making homeowners aware of the meeting. BK wanted the packs completed this week to ensure timely distribution. BK also raised the point on the changes to the Substantial Completions Documents, and that to date she had included one held by JR with 24 responses for the lot execution to date. BK mentioned she was happy to continue notarizing for any homeowners if required. For clarification JR mentioned he had discussed with some homeowners seeking clarification, that the changes are to update the 1983 document to present practices, BK agreed. BK discussed the budget for 2021, the budget shows an increase of \$12 per month on the HOA dues, the budget is always at the mercy of snow, this year it was good to us, but of course we could be hit hard in December. This would be the first increase since 2017. The board felt we had to make this increase. The board made a comment that the increase was generally due to rounding increases in costs, not just lawn mowing. BK got an update on re-inspection and both SH and SK agreed to complete these the following week, and that there would be some additional re-inspections (16) due in October 2020

## **Financials**

MV reviewed the financials, items noted: -

Expenses in line with budgets, so for the year, everything in order.

Nothing further to report

Financials for August 2020 approved by the board.

## **Vice Presidents Report**

Nothing further to report.

## **Lawns & Grounds**

JR reported damaged fencing will be anchored in the next few weeks, and we now have a direct contact mobile number. Tree trimming was mentioned, a review would be added to the monthly newsletter.

## **Social Chair**

Nothing to report

## **Other General**

General comment was made to make homeowners aware that is there responsibility to clean yard of leaves and acorns, and fully bag them up, not to leave by the roadside.

To date we have 2 residents who have put their names forward to be board members, this will go out in the pack later this week.

BK discussed the packets in preparation for the Annual Board meeting, suggested we post/drop off around the 18<sup>th</sup> and 19<sup>th</sup> MV suggested we put on notice boards that we are looking for board members.

MV also mention that a local homeowner Janet Zimmers, passed away (COVID-19 related) and that we should mention this in the newsletter.

JR mentioned for security if neighbors could put their external lights on, for safety.

BK mentioned the next board meeting should be held the same day as the annual meeting to agree on any actions, approve financials, minutes etc., so this will be set for 6:15 PM on October 20<sup>th</sup>, just prior to the annual meeting.

## **HOA Members**

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