

MINUTES

Date: 16 th November 2020	Westmont Homes Association	Start: 18:00 Finish: 18:33
Attendees	Sam Harpalani (Newsletter/Communications) Beverly Kitts (President) Denise Mason (Social Chair) Ian Morris (Secretary) John Rudzinski (Grounds Chairman) Michelle Van Mill (Treasurer)	SH BK DM IM JR MV

Apologies	Sharon Kralicek (Vice President)	SK
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Other Attendees	Linda Stogsdill
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Minutes

Minutes for October 2020 were approved by BK and seconded by MV.

Presidents Report

BK stated she was pleased that the leaves had started to be removed, BK then went onto the annual budget, this was the same as the annual meeting apart from annual meeting expenses updated to accommodate dues for the 3 winners on the drawing. Nothing else to report.

Financials

MV reviewed the financials, items noted: -

Expenses were all coded correctly with no adjustments required, one delinquency for October, MV to monitor this. Due's winners' names for the draw have been passed onto HAKC and they will not be charged in January.

Financials for September 2020 were approved by the board.

Nothing further to report

Vice President's Report

In SK's absence BK updated the board. An ARC form for a drive will be coming out.

Newsletter/Communications

SH thanked the board for getting comments back to her for the newsletter and went on to explain she used everyone's comments as appropriate without receptiveness, the board agreed with her direction.

Social Chair

Nothing to report

Lawns & Grounds

JR made the board aware that the sprinklers were winterized on November 5th, they also required some repairs, estimated at around 3-4 hours. The fence repairs were completed on November 10th, panels with holes were replaced and damaged fence posts as well as cross braces repaired accordingly. This was estimated at around \$1,425, with a down payment of \$400 already made. JR confirmed the leaf pickup had started on November 16th and the second leaf pick up would be around the middle of December weather permitting. JR remarked that the trash bins appeared to be coming out earlier and it was agreed to put a polite reminder in the next newsletter on times for leaving out and placing back in garages. SH agreed to do this. JR updated the board on the tree trimming, stating this appeared to have worked well and that moving forward recommend that residents need to ask specifically what they want and requested the tree trimmers provide variable options.

General

Comments were made and the new board members were made aware that moving forward, meetings would be virtual online. It was generally accepted that this would continue and moving forward board members IM and MV are happy to assist with setting up the ZOOM meeting with an open invitation to any Westmount Homeowner. BK made the board aware she had continued to collect LOT owner execution pages, and an additional 10 had been collected, BK to send out a spreadsheet on where we are to date. To date we have around 53-54. And we have 3-4 to date that do not wish to sign the execution pages. BK asked for assistance in getting this completed. The conversation was raised on the lawn committee and agreed to ensure this is passed onto the new person taking JR's role next year for consistency. BK and JR stated they would be around to assist in a smooth transition.

BK made the board aware she would be at the meeting in January to hand over.

MV informed about the dues increase and made us aware that HAKC would notify Westmont residents on the next remittance sent out, as well as in the newsletter and mailbox notice boards.

PLEASE NOTE POST MEETING, it was agreed to try TEAMS online virtual meetings, IM has this, and it will not cost the board.

HOA Members

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