

MINUTES

Date: January 18, 2021	Westmont Homes Association	Start: 6:00 Finish: 7:45
Attendees	Ian Morris (President) Nancy Kocourek (Vice President) Sam Harpalani (Newsletter/Communications) Fernando Merenco (Social Chair) Linda Stogsdill (Grounds Chairman) Michelle Van Mill (Treasurer) Sharon Kralicek (Secretary)	IM NK SH FM LS MV SK

Apologies		
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Other Attendees	Beverly Kitts, John Rudzinski, John Aiegelmeuer, Denise & Steve Mason
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SK called the meeting to order. The first order of business was determining who would fill the open offices, which were President, Vice-President, Social Chair, Grounds Chair, and Secretary. After discussion, the Board Members shown above were elected for 2021. The meeting was turned over to the new president. The first order of business was reports from each Board Member.

Presidents Report

Beverly Kitts, outgoing president, said the trash bin exchange has been postponed until February 1 and the every-other-week pick-up is on hold. Currently homeowners have the smaller size trash cans and can trade them for larger ones if they wish. If homeowners don't want a large bin, it is probably a good idea to put a sign on the recycle bin stating that you don't want an exchange. The Lot Owner Executive Pages are ongoing and any help with getting signatures would be appreciated. BK noted that she needed to give hard drives to IM and NK. The hard drives contain Inspection Reports, ARCs and related information. Bev said she is willing to answer any questions IM or NK may have regarding the hard drives.

Financials

For the benefit of new Board Members, MV explained that when she received financial reports from HAKC, she made sure that accounts were allocated to the correct invoice and checked delinquencies. Currently, we have only two. MV also reported that we have a CD that is coming due, and because of low interest rates, the CD will be cashed out and go into our bank account. Our budget for 2020 was \$154,195 and actual expenditures were \$126,902. Later in the meeting, financials were approved.

Vice Presidents Report

SK reported there have been no new ARCs for December. Also, there is only one inspection remaining that hasn't been addressed due to the City of Overland Park's policy of addressing only problems they could see from the street. NC said if a neighbor agreed to let an OP representative onto their property to view the problem yard, the representative would do so.

Lawn and Grounds

Precision Lawn (PL) did a great job with the snow removal and especially with keeping in touch with JR regarding snow levels and when to plow. The cost for the removal was \$2,870, only \$70 higher than our lowest bid, so the cost seems to be very reasonable. John mentioned that Mark, PL owner, noted that the wreaths were in pretty bad shape. The Board agreed to address this issue in the fall. A motion was made and seconded to accept the minutes of the last meeting.

Social Chair

There was nothing to report.

Other General

IM suggested that we post the minutes of the Annual Meeting on the HA-KC website, with a note saying the minutes would be approved at the 2021 Annual Meeting. Board members agreed.

MV brought up the issue of the damage to the fence and John said he believed the repairs were complete. Asplen Tree, the company hired by Evergy to trim trees, will pay for the repairs.

Denise brought up the issue of someone leaving a tub and a sink outside their fence and wanted to know if it had been addressed. It had not been addressed yet and Denise said she would check to see if construction debris is still there. IM agreed to address the problem. There was a discussion of this and of outside burning of leaves. The only thing allowed in Overland Park is seasoned wood in a firepit. Burning of leaves or any other material is not allowed.

IM then went around the table to see if anyone had any further questions or other business. FM wanted to know when the meetings were held. Meetings are held on the 3rd Mon. of each month, unless the board determines a meeting isn't necessary. Sk brought up the date for articles to be submitted to SH. SH said she would like to have the articles by the 25th of the month in order to have it ready by the 27th.

John had a question, first thanking Michelle for sending the log-on to him. He mentioned that Board names had not been changed on the HA-KC website. IM said since we now had new positions determined, this would be updated. Sharon mentioned that the New Member packet needed to be updated with new Board Member names and IM agreed to take care of it. It was decided that meetings would continue to be virtual until the church had reopened.

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