

MINUTES

Date: February 15 th 2021	Westmont Homes Association	Start: 6:00 Finish: 7:45
Attendees	Ian Morris (President) Nancy Kocourek (Vice President) Sam Harpalani (Newsletter/Communications) Fernando Marengo (Social Chair) Linda Stogsdill (Grounds Chairman) Michelle Van Mill (Treasurer)	IM NK SH FM LS MV

Apologies	Sharon Kralicek (Secretary)	SK
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Other Attendees	
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Presidents Report

Ian started the meeting with a discussion on the damage on the fence and recyclable collection. The every-two-week collection will not go into effect at this time. Ian then asked for opinions on the frequency of meetings and everyone agreed that once a month seemed to be fine, and missing one or two meetings during the winter was okay. Linda mentioned how much she appreciated Ian keeping the meetings short and Sam thanked Linda for the information on the fence.

Financials

Michelle said financials for January appeared to be in order and appropriate bill were paid. We have seven members who paid \$72 rather than \$84 and Michelle will send a note reminding them of the increase.

Linda also mentioned an e-mail from HA-KC that Overland Park (OP) has not approved bi-weekly recyclable pick-up, so weekly pick-up will continue. Nancy wondered if anyone else had received the recent letter from Waste Management (WM) regarding the pickup. The letter said that OP has not approved bi-weekly pick-up. The contract with WM is a five-year contract, and Ian stated that when the contract ran out, we should expect an increase in pick-up costs. Michelle wondered if we should put a note out saying that we would still receive weekly recyclable pick-up. It was decided that a note regarding trash pick-up would be put in the newsletter.

Ian mentioned the CD that he and Linda had been discussing. HA-KC has researched various CDs and gave a list to Michelle for reference. The CD Michelle is suggesting is from CrossFirst and is a 6 to 11-month, .065 % CD. Linda said there would be a penalty if we took the money out early. Nancy asked if Linda was thinking about investing the full \$60,00 or just \$30,000. Even if we put \$60,00 into the CD, we would still have \$100,000 readily available in our account.

Michelle mentioned that she thought the financial information regarding past money spent on fence maintenance was on the hard drive Ian had received from Bev

Vice Presidents Report

Nancy had nothing to report.

Lawn and Grounds

Linda received a call from Nancy regarding a fence that needed repair. An inspection by Nancy and Linda revealed there are six braces down, mostly along 119th St. Nancy purchased two metal brackets and is working on getting additional brackets. A concern is that the clips are very brittle, and we may need to look at another solution. Michelle is taking a look at how much we have spent on the fence in the past several years. Ian said the current condition of the fence suggests, in the future, we may need a new fence. Linda thought the new fence was put up in sections and Nancy agreed, saying the fence along 119th was erected first and the fence along Antioch was installed later. Ian said he felt the material used was not good for the weather in the Midwest and suggested another type may be needed. Linda said wood fences were very expensive and she felt we may have to spend \$80,000 to \$100,000 for a new fence, maybe a wrought iron. Nancy said we may have difficulty getting new brackets. Ian suggested he would find how much we've spent in the last 5 years and start saving for the fence and start looking for different types of fences. Linda then wondered what to tell Matt at Guier. Nancy wondered if he just installed the posts and volunteers did the remaining work, would the cost be only \$500 and Linda said she would find out. Ian said maybe we could get volunteers to help put in brackets, and suggested that we have Matt come out and make repairs up to \$500. Everyone agreed that was good to do for now.

Linda spoke with Mark, Precision Lawns, regarding snow removal and said currently there was about 2 ½ inches. Mark mentioned spring clean-up and Linda asked him to write a paragraph explaining what he would be doing during clean-up to inform residents. Nancy brought up snow removal again, asking if snow removal should be when the three inches was cumulative or one-time. Linda thought that since it was going to snow again the next day, snow removal should wait one more day. A lengthy discussion followed about snow removal. The agreement was to wait for snow removal. Spring clean-up was brought up again and it was decided that it was a good idea to put a paragraph from Mark in the newsletter. Linda thought aeration was part of the service, but wasn't sure, and said she would check.

Social Chair

Fernando delivered a new member packet to Shelley Mann (12019 Mackey St) and thanked Ian for printing updated new member packets. Fernando had a question regarding new residents that moved in last year and wondered if packets had been delivered to those homes. Ian and Michelle both agreed that we were up to date on the delivery of packets. Sam said she received a list of new members from HA-KC and would forward them to Fernando.

Other General

Ian mentioned the amendment changes started by the previous board and wondered if the current board wanted to continue with the changes. Most board members agreed that we should not continue with the changes, but should, instead, make changes to the Welcome Packet to explain current Westmont services that are done differently than stated in the governing documents.

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