

MINUTES

Date: April 19, 2021	Westmont Homes Association	Start: 6:00 Finish: 7:15
Attendees	Ian Morris (President) Nancy Kocourek (Vice President) Linda Stogsdill (Grounds Chairman) Michelle Van Mill (Treasurer) Sharon Kralicek (Secretary) Sam Harpalani (Newsletter/Communications)	IM NK FM LS MV

Apologies	Fernando Merenco (Social Chair)	FM
-----------	---------------------------------	----

Other Attendees	Patricia
-----------------	----------

Presidents Report

Ian announced that Fernando was not able to join us this week. The issues for discussion this week are the garage sale, directory, trash bins, lawn and garden, ARC forms and siding.

For the garage sale, it was decided that we hold off until fall as more people would be vaccinated and everyone would be more comfortable being around large groups of people. The weekend of September 9-11 was selected as the preferred weekend.

We discussed the directory and the format it would take, and we determined that a stapled print-out of the pages would be best for those desiring a hard copy and others could access it on-line. The advantage of having it on-line is that updates could be made easily and we could keep the directory current. We will encourage residents to provide both their e-mail and phone number. The information will be put in the newsletter. The directory update forms can be faxed or e-mailed back to the board. We will include a listing by name as well as address, as is the current practice. Basically, it will be the same as existing document, except on-line. Someone suggested adding a map or plot of the subdivision. Ian will take a look at this possibility of doing this and will get back to everyone.

The trash bins seem to have all been picked up except for one on Hemlock that has been there for several weeks. Sam will put a message in the newsletter telling residents to call the Waste Management company to pick them up.

Ian had contacted the city regarding the placement of Yield signs and the city will have someone look at the entrances and get back to us with a recommendation.

Financials

Financials for March were e-mailed to each board member, everything is correct and in order. Two residents are still paying \$74 rather than \$86 and Michelle has notified them and will wait another month or two to see if they begin paying the correct amount. A unit on 120th street is being sold and the family will pay the back dues at that time. Homes still seem to be selling very quickly and the prices continue to increase.

Vice Presidents Report

NK had to reject an ARC because one homeowner didn't want to add a new roof, and the construction of the roof requires that both Homeowners replace at the same time. No more ARCs have been submitted. Ian said the homeowner of the mismatched roofs has decided to replace her roof to match the neighbors.

Lawn and Grounds

LS has had a few calls regarding lawn mowing. One question was where to blow the grass, and back on the lawn seemed to be the consensus. Another resident had a few issues, but admitted that she was very particular and will have another service mow her lawn. LS brought up the issue of the lawn between Audrey and Nicole. Nicole has two large dogs and fosters two others. There is no grass in Nicole's back yard, and the mud resulting from rains washes into Audrey's yard and the area smells like a stock yard. (8316 8320 121st st.) SK said Nicole had received 2 letters last year, due to complaints from neighbors. Since the owner is not supposed to foster dogs, it was suggested that something needs to be done. Audrey is not asking for the board to do anything, but is very frustrated with the situation. Ian checked the report from last year and the situation was exactly the same as now. NK wondered if there was anything we could do or if we should leave it up to the neighbor. Ian said he would call Audrey and discuss it with her.

Other General

SK said she had talked to several different people regarding the fence and owners mentioned the privacy, security and noise buffer, are reasons to keep the fence. LS suggested checking more alternatives, and she will get prices on various types of fencing. Ian mentioned he would like to do a bit of research first. There was a discussion about the cost of repairing the existing fence vs the cost of a new fence and Ian will have the information for the next meeting.

It was decided that we would take a look at the maintenance costs over the last 10 years and get some bids for a new fence and give the information to homeowners so they can see how much the association is spending on repairs for the fence. Ian mentioned that we also needed to determine how long a new fence would last and how much maintenance would be required. LS suggested that something general be put in the newsletter, for now, regarding the possibility of a new fence. Specific information will be provided at a later date.

The issue of people not picking up dog remains was brought up. Signs asking dog owners to pick up waste and providing a plastic bag to the dog owner was suggested and It was decided that another notice would be put in the newsletter.

Sam asked that everyone have their newsletter articles ready by April 23.

We then discussed the siding issue and how to handle ARCs in the future since the exact siding isn't available. It was decided that, in general, we should ask everyone to match their neighbors as much as possible, but exceptions may be needed.

Ian thanked everyone and the meeting was adjourned.

Submitted by Sharon Kralicek, Secretary