

## MINUTES

Date: June 21, 2021	Westmont Homes Association	Start: 6:30 Finish: 7:15
Attendees	Ian Morris (President) Nancy Kocourek (Vice President) Linda Stogsdill (Grounds Chairman) Michelle Van Mill (Treasurer) Fernando Merenco (Social Chair)	IM NK LS MV FM

Apologies	Sharon Kralicek (Secretary) Sam Harpalani (Newsletter/Communications)	SK SH
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Other Attendees	John Ziegelmeier
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### Presidents Report

IM called the meeting to order. The subject of the concern about traffic flow leading into Westmont, from both 119<sup>th</sup> and Antioch, Fernando had brought this up. As a team, we liaised with the city; following an inspection, they installed the YEILD signs; excellent suggestion Fernando.

IM discussed that one homeowner had their car broken in. She said lighting outside her property was not great; after talking to the city, they advised that no action would be taken as the lighting in Westmont was distributed evenly. IM advised the neighbor to install a security camera.

IM then brought up home inspections had not been carried out yet; this was discussed, and we agreed to inspect the properties that had concerns the previous year. This matter will be followed up. IM went on to talk about the external fence. A Homeowner had been informed that the outer fence was coming down. This is not the case, and whilst the board had talked about this, no action would be taken without understanding the options, talking to Homeowners etc. We further discussed the poor state of the existing fence and concerns as to the costs of repairing it on an ongoing basis.

IM addressed the budget for 2022, and MV agreed to start looking at the process.

### Financials

Financials for May had been emailed to each board member, and everything is correct and in order. Regarding member balances, two properties are due, one being a new home. MV has sent letters to the other person, who is paying \$74 rather than \$86. MV does not have their phone number and will stop by his house sometime to remind him of the increase.

## **Vice Presidents Report**

NK asked how John's wife was doing, and LS said they were doing well. NK also mentioned that some roof companies have been going around the neighborhood and telling people they need a new roof. NK recommended that owners call their insurance company to check their roof before replacing it. Two other homeowners have submitted an ARC for a roof replacement, and these have been approved. Another ARC for a roof is pending. One of the approved roofs has a leak, with a tarp over the roof. The roof-mate is looking into replacing their roof, and NK will keep us posted. NK announced we have new message boxes, and they should be installed soon. A tree was blown down on the entrance of 119<sup>th</sup> to Westmont, in the island and a neighbor, Norman, took care of the clean-up. Thank you, Norman.

## **Lawn and Grounds**

LS said 23<sup>rd</sup> – 24<sup>th</sup> June that the bush trimming on all front bushes would be carried out; homes on corner lots will have both side and front bushes trimmed. Precision Lawn has requested that homeowners not talk to him about additional trimming while he or his team are working, as it adds unwanted time and expense. Precision Lawn also said he has been doing several yards with Toro (hand mower) that he feels did not need it. Mowing with the hand mower is, of course, more expensive. Some homeowners have complained about the big mowers leaving track tires. LS wondered how to deal with neighbors that complain and get very upset about the mowing. IM suggested we put something in the newsletter.

LS informed the board that due to the amount of rain expected, Precision Lawn is skipping mowing this week, but if it the grass is getting too long, he will do the mowing earlier in the week.

## **Other General**

LS said that Nicole is having work done to her backyard, as well as French drains and other items.

FM mentioned that one of the garage doors that did not match their neighbors had been painted, and the garage doors now match.

IM brought up the WM directory. He has talked to Patty Steel and will report on the status at the next meeting. He then mentioned a new app that works on phones that might be useful for sending messages to homeowners. He will get more information for a future meeting.

LS made a comment to everyone regarding input into the newsletter and that SH would require this by the 25<sup>th</sup>.

MV brought up the Westmont Facebook page and mentioned she had emailed Dawn to see if she would pass the access rights to a board member, to date, no response. LS said she would try to get in touch with her.

Minutes for the May meeting were approved, and the meeting was adjourned.

Submitted by Sharon Kralicek, Secretary