

MINUTES

Date: July 19, 2021		Westmont Homes Association	Start: 18:45 (Everyone logged on) Finish: 19:50
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
-----------	-----------------------------	--	----

Other Attendees	John Ziegelmeyer Ginger Burns John Rudzinski Murray Rubin Grace Yuedan Beverly Clark Teresa Burns D Niemackl Robert Kohley Sherlene Pounds		JZ JR
-----------------	---	--	----------

Presidents Report

IM started the meeting by stating he felt most people had joined the meeting to understand what had happened in the cul-de-sac on 120th Street a few weeks ago. IM first commented to everyone, restating that he no longer resided at Westmont. And to be transparent that in the early days of COVID-19 lockdown, he had moved his Father-in-Law and Brother-in-Law into our property. Further, the property is not rented, but we have family there.

IM then brought the matter of the property on 120th street and the incident, commenting that JR had contacted HA-KC and that other homeowners had voiced that something had happened over the weekend. IM stated that the board had taken an approach to be impartial and that it was his duty to take the facts and listen to all parties and understand in a balanced view, going on to state he felt this was his duty of care to the homeowners and not for personal gains. IM went on to make everyone aware that he had spoken to the homeowner and that they were mortified to find out that their home had been abused by renters. This was never their intention, in fact, they had purchased the place for her parents to live in, and when COVID-19 was amongst us, her parents decided to stay in China for safety reasons. With this in mind, they decided to rent the property, to have some income coming in while they were away with the long-term goal for this to be a family home. IM went on to say that the homeowner was so upset that she had agreed to join us at the meeting to express her opinion. IM went on to say that in truthfulness, this could have happened to any home with a party of unruly guests and that it was very

unfortunate. IM introduced Grace and asked everyone to please listen and ask questions at the end, and added how incredibly brave it was of her to join us at the meeting.

IM brought up the matter of the directory, which we had sent out via HA-KS requesting homeowners to update their contact information. The feedback was low, and he has requested people to complete the forms again. IM went on to discuss the option of looking at the HAO directory APP. This would hold all those homeowners who wished to have their information included and suggested something called Directory-Spot; this would help us to send out group emails and ensure the directory was always as up to date as possible. However, other board members had said they liked the idea of being able to send out text message updates, etc. We talked about texting and the ability to opt out to receive these if we went in that direction. IM agreed to carry on researching. One homeowner requested that her information not be loaded online. IM went on to say; people could opt-out and then said we would ensure whatever direction we went in, it would have to be secure and meet data protection.

IM updated the board on the fence, nothing to report at this stage due to still waiting for suppliers to come back to us.

Grace

GY stated by sincerely apologizing to everyone regarding the unfortunate incident. GY confirmed IM's statement that her mother had bought the place to live in, but due to circumstances, she had paused on this. Hence the property has been used in the short term as a rental. GY went on to say that up until the incident on June 25, this was their tenth guest, and in addition, we listed the place strictly, no parties etc. GY went on to say that she had learned from this, enhanced security cameras, now in the garage as well as the front door, GY has further enhanced her selection process. It was very important for her to keep the neighborhood quiet and calm, so this guest did not adhere to her rules. She was very upset and did not want guests of this nature and wanted to ensure she protects her property and, in turn, the neighbors. This is not what we want. GY went on to demonstrate what the rental portal was showing and the house rules, including no parties, quiet hours, the maximum number of allowed cars etc. GY went on to inform us that the rental was only available until the end of September as she is hoping her parents will return thereafter and that August and September is one family for the duration. IM thanked GY for coming online and voicing her opinion/views.

JR asked GY about contact details, and that in his opinion, people did not want short-term rentals; John also mentioned Overland Park city views on short-term rentals.

GY restated that her plan was ultimately for her parents to live in as their home but did not know the timing. She went onto say she was happy with her contact details. IM suggested this could be done by updating the directory contact details.

IM went on to say to all parties as an unbiased person that he recognized not only did GY's renters cause disruption to the neighborhood, but some residents did too. One homeowner came out with a gun. IM went on to agree nobody wants this in the neighborhood. Thank you, GY, again for coming online, and we recognized JR's opinions.

NK asked GY for some details on how she selected renters. She went on to say that as she has learned from this, she now looks into more detail on the selection process.

At this stage, GY logged off of the meeting.

Financials

MV informed all homeowners that if they wish to receive a copy of the financials, don't hesitate to contact her.

MVB said financials for June appeared to be in order and appropriate bills had been paid, everything was accounted for and allocated. We have one household that paid \$74 rather than \$86, and that MV has dealt with this matter.

MV is working on the budgets ready for the next meeting.

MV requested that the financials be approved, IM approved, and NK seconded, hence fully approved.

Vice Presidents Report

NK updated the board that we have purchased and installed new flyer boxes around the neighborhood. Thank you, Norman. NK went on to say we have had 21 ARC's received and approved this year, and with the homeowners and board working together, we were able to research/approve and notify within 1-2 days. And thank everyone for working together to make this happen.

Lawn and Grounds

LS brought up the matter raised by JR regarding overhanging trees adjacent to Westmonts perimeter fence. In the first instance, LS will talk to homeowners. IM agreed that he would write to the homeowners if we didn't get any response; **PLEASE NOTE:** Upon reflection, IM and LS had the same idea to put something in the newsletter. The trees, after all, have been in longer than the fence.

LS made the board aware that Precision Lawns had upgraded their staff to hopefully higher grade labor, first impressions looking better.

Social Chair

FM brought up the welcome packs and that HA-KC is now sending these out and the board. IM said it was a surprise to him, and it was agreed FM would reach out to ensure HA-KC does this service moving forward. FM finally said September would soon be here, and we should put in the newsletter regarding the Garage Sale to remind everyone.

Newsletter

SH informed the board how pleased she was with the new flyers boxes and that you could now read the notices. SH talked about rentals and made her comment that she enjoyed and loved living in Westmont and noted we have to acknowledge that sometimes mistakes can happen.

Other General

JR requested an update on inspections and informed us he had spoken to a neighbor asking them to stain/paint his decking. The homeowner in question called NK to ask if JR was still on the board. NK requested that JR did not take this approach and if he has a concern, please bring it to a board member. IM stated that we are looking at inspections and, upon reflection, posted that it should be noted it is for the board to decide the timing of the

inspections. We had discussed this in a previous meeting. We chose only to inspect a few properties this year, namely ones that failed and still had a few outstanding items. We had subsequently looked at and will update the board at the next meeting.

JR interrupted the meeting to discuss the welcome pack and commented on his version dated 2016 and was it still the same. He mentioned deed restrictions and was inquiring if they had been updated, namely deed restrictions. IM informed JR that the HA=KC sent out everything and when we send out the data if showed them the link to all documents. JR then requested the board to change the restrictions and bring up again the matter of rentals. IM stopped JR and thanked him for his time, and we moved on to SH.

IM brought up the previous board and the fact the rental had been previously brought up, and the fact that some existing homeowners have more than one family or a room rented, and at the time, it was agreed not to change anything. IM went on to state this has been brought to the board previously, and there has never been an appetite to change things. In fact, there was such a large opposition, and when IM took over as President, he asked the board, and it was agreed to drop the matter. It was an unsettling period of around two years, and while he would remain unbiased, he felt the appetite was there. LS added that she agreed but felt matters had changed and felt we should look to understand the mood for change. IM said some changes require 75% and others 100%, so we need to be careful after all matters have calmed down and we have to understand the majority. NL mentioned there was a survey in detail that voted down any change. JR went on to say we need to change matters, and he felt he had homeowners who agreed with him and wanted to change the matter. JR wanted things re-brought up. NL mentioned to JR, some homeowners he had spoken to when she gave the facts were happy with the current situation. IM went on to say it is obvious this is an emotive subject, and at present, there doesn't appear to be the case to change things. The matter is that this could have been any home, both homeowner or rental, so let's see what happens moving forward. IM added we are here to serve the homeowners, and it is our care of duty to take on board homeowners' concerns.

The June Minutes were approved and seconded,

IM went on to thank everyone for joining us.

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