

## Westmont Board Meeting Minutes, Aug. 16, 2010

Attendees: Tom Armstrong, Brenen Frye, Jake Schulzinger, Loretta Rhodus, Skip Stogsdill, Barbara Kolom.

Absent: Doug Pierce, Karen Harrison

► July minutes weren't available for approval...Skip to resend to Tom for review of sensitive part re: Bill Framel's resignation and any missing elements before forwarding to Karen to send to HAKC.

► Barbara Kolom, a 16-year Westmont resident, attended at Brenen's invite to observe a typical meeting and what board position she might be interested in.

► Jake reported finances in good shape though tight on the Maintenance budget. Had asked Foxworthy to release the lien on the home that had dues in arrears. Jake said it's important he receive copies of future Summit invoices, etc. for accurate recordkeeping.

► Loretta reported she'd received the fridge magnets from Summit and was disappointed in their small size and quality but plenty for all residents and will be available at annual meeting Oct. 19 at Bacchanalia. Tom will see that Retta has last year's banners and info re: name tags, voting ballots, meal count (80? Retta will announce an RSVP deadline in the Sept. newsletter), Barbara said door prizes at previous meetings included a resident's dues paid for 3, 2 and 1 month(s). Budget to determine this year's prizes.

► Property evaluations still on hold till Tom gets the computer program working that Brenen needs.

► Tom is working with the city of Overland Park re: a short retaining wall that appears to be needed in a couple places for Westmont residents affected by the Antioch widening.

► Dec. 13 was agreed by board members as a good date to go to dinner, with a spouse or significant other included, to commemorate the board's hard work the past year.

► Tom reported that Westmont is still looking at an Oct. 1, 2010 startup with Deffenbaugh, using 65 gallon carts for everyone initially, based on \$10.50 per house per month; anyone wanting a 95 gallon cart can upgrade at no extra cost. Deffenbaugh to mail notices to all residents re: carts and rules of usage a couple weeks before. Tom will forward county contract he received last week to board members.

► Tom and Jake will meet with Ryan Black of Summit on Wed., Aug. 18, at his home to review Summit's cost and performance issues in recent months and hopefully resolve. Tom passed out a two-page recap of concerns: Summit charging for missed mowing, added charges for hand-mowing, difficulty in understanding invoices and errors on July's, lack of response for other services.

► Tom expressed concern about the board's future with just seven current members and Brenen still looking to move, possibly Doug, and Loretta pondering resigning due to extensive travel. Barbara Kolom will consider serving as social chair with Retta's help. Brenen said he may have another prospect in mind and Tom is working on Don Niemack!. Tom stated this is absolutely his last year serving as president but would be open to Grounds. He asked the board to "prayerfully consider" their continuing role on the board and possible new prospects so the board can continue to serve the Association and not have to turn operations over to an outside service that would mean increased dues.

► Next board meeting is Monday, Sept. 20 and a short meeting will be held on Monday, Oct. 11, to firm up Annual Meeting details. Place of meetings to be determined.