

MINUTES

Date: August 16 th , 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) Fernando Merenco (Social Chair) Sam Harpalani (Newsletter/Communications) Sharon Kralicek (Secretary)	IM NK LS MV FM SH SK

Apologies		
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Other Attendees John Ziegelmeier Jan Hodgson Sue Rodgers

IM opened the meeting by indicating that he believed everyone was present and thanking everyone for joining.

IM brought up that we were close to the end of the year and the AGM would soon be here, and as per previous comments, with the Delta variant, suggested we still look towards an online meeting. IM has researched and zoom offers a polling mechanism so we can still accommodate any online voting requirements. IM announced that one member, SK, who has worked extremely hard over the last three years, will reach her tenure at the end of this year IM stated if anyone knew of a homeowner who wished to join the board, please contact an existing member.

IM then mentioned the fence and said, due to other matters, he had been unable to find out more information but would continue to pursue, at some point.

IM said he reached out to the Air B&B property owner to see if there had been any issues during the past 4 to 6 weeks and was informed by the owner that there had been no issues and that a renter would be there for the next 2 months. SK asked when the family had moved in, we did not have that data. IM said Grace notified him that her roommate had workers working until 11:00 pm and is concerned about the noise. MV informed the workers that there had been complaints from residents and the workers were very nice and complied with her request to not work after 9:00 pm as City Codes stipulates.

Financials

MV made everyone present that the financials had been distributed amongst the board.; everything was in order according to budget and there were no delinquents. MV again informed board members that if anyone wished to see a detailed copy of the financials, MV would be happy to send them a copy. MV then shared the budget for 2022 on her screen. MV informed everyone the format was the same as in previous years. MV covered the basics of the budget and said whilst reviewing, she just adjusted the amounts based on what was spent last year. MV pointed out this is just a draft and can be changed. It is being considered to add a little more to debris clean-up

due to extra costs last fall. The budget currently allows for 1 spring clean-up and 2 fall clean-ups, but there is a need to increase the budget by about \$2,000 to do an additional spring clean-up. Fees for trash increased by about 3.5%. When meetings were held in the church, Westmont gave a donation of \$250 to the church and it was suggested that we do the same this year. MV explained the budget appears to be negative, but as we do not always spend the allocated budget, the deficit was not a high number and not a concern.

IM suggested that we start accruing money for the fence, even though it will likely be in the future, as the fence will be very expensive, and welcomed anyone's views, NK agreed that it was a good idea building reserves, as we only have one year's reserves, which is good practice

SK asked for some clarity on the books which was duly explained.

MV requested approval for the monthly expenses, IM approved, and NK seconded.

Vice Presidents Report

NK wanted to let everyone know that the rock with uplifting messages were done by Addison, on 119th Terrace. Addison appreciated that Nancy noticed them. NK mentioned to the meeting that she had received calls from homeowners receiving calls and door knocking regarding the short-term renters, NK mentioned this was being dealt with on an ongoing basis to calm homeowners. No ARC's for August

Lawn & Ground

LS Asked IM to discuss their phone conversation with Mark at Precision Lawn. IM and LS had a conversation to discuss the L&G budget. While the budget probably won't change, some line items will likely change. LS said Precision Lawn appreciates the leeway to do some things that he felt would make Westmont look better. LS said she asked Precision Lawn to give her two days' notice regarding changes in the schedule.

LS said she received a call from a resident regarding a neighbor's weeds that were as tall as LS and says their AC is getting clogged. LS wanted to know if she should call the owner or talk to the renters. The renter of the home in question said it wasn't his responsibility to take care of it. IM suggested calling the homeowner, then asking the renter to call OP. LS said the renter isn't interested in doing anything. LS said she felt she should call the homeowner and IM said if nothing is resolved, the City of Overland Park should be notified. SH asked for clarification on the weeds and then stated that normal practice would be for the tenant to be responsible, IM agreed. LS to talk to them again.

Social

FM was next and said he would like to thank John Zieglmeyer and SK for sharing the online database apps and will go through them. SK said she had looked at one and would look at more and share her thought with John Zieglmeyer & FM.

IM then made the board aware that FM, SK and John Zieglmeyer had kindly volunteered to look at the directory App, review options and feedback to the board the best direction to go. IM thanked them for their contribution

FM said he also reached out to Danielle at HA-KC and they are delivering New Homeowners packets as soon as they get the title from the companies.

LS said she had spoken to a homeowner, and they were asking basic questions, such as how to mail letters and suggested that information might be put into the New Packet. SK brought up the document the board wrote last year, and wanted to ensure this is being distributed, IM confirmed this was the case. SK suggested adding any update to the booklet.

Newsletter

SH has posted the vaccination message from the church and appreciates all the comments from Board Members.

Secretary

SK commented that the secretary was not allocated a section, and stated she wanted to get the minutes approved. IM duly mentioned this was on his AOB. SK made the board aware that the minutes had been updated by her and distributed, no board member had received these. This subject was debated and after a long conversation it was agreed to approve the original minutes that had been distributed that were fair and accurate and the matter was closed.

AOB

IM went around the table to see if anyone had anything else to comment on or discuss.

SK asked IM if he had meetings set up with the lawyers, IM stated not at this stage. SK suggested that anyone on the board be notified and be able to join the meeting. IM said he would let anyone who wanted to join the Zoom meeting

SK also brought the fact that in her opinion we could use the restrictions and asked the board, IM suggested the idea of contacting a lawyer was to get their advice and not our assumption, and that we had as a board held an offline meeting to discuss seeking advice in preparation for homeowners requesting actions, IM further stated now was not the time to bring this matter up. SK brought up the matter that in her opinion we could use the declaration of restriction but also noted that the certificate of completion could be used. IM reminded the board that the certificate of completion was in fact not the document used for suggested previous changes and that there was a concern this could not be upheld.

SH requested that post talking to lawyers we agree on the appropriate method and document and that we stop spending monies on legal advice. IM made the board aware we were seeking a price and at this stage not engaging or paying for any advice

SH requested newsletter input by Tuesday 24th

IM asked any homeowners that had joined us for any input and then thanked them for joining us and encouraged them to attend whenever they wished, as it was important for them to see what is discussed etc.

The meeting was adjourned