

MINUTES

Date: September 24, 2021	Westmont Homes Association	Start: 6:00 Finish: 7:15
Attendees	Ian Morris (President) Nancy Kocourek (Vice President) Fernando Merenco (Social Chair) Michelle Van Mill (Treasurer) Sam Haraplani (Newsletter) Sharon Kralicek (Secretary)	IM NK FM MV SH SK

Apologies	Linda Stogsdill (Grounds Chairman)	LS
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Other Attendees	John Rudzinski Joel English Marla Mercer Jan Hodgson John Ziegelmeyer	

Presidents Report

IM apologized for changing the meeting date and thanked everyone for giving up their Friday evening. He asked guests to mute themselves to allow everyone to be heard, then he would ask for input from each guest.

IM suggested October 19th for the annual meeting. NK and MV both said it worked for them. IM reminded everyone that it was an online meeting, and due to a vacancy, we will have a ballot. IM then shared the ballot from previous years, amended by IM. IM said voters should return the ballot to NK or e-mail to IM. Presently, Jan Hodgson is the only candidate; no one else has volunteered. IM asked the Boards and homeowners approval and if they were happy with this, no one objected. JR had a question regarding the number of candidates that should be on the ballot. He felt there should be two people on the slate this year, according to the By-laws. IM said there was only one vacancy and one candidate. He recognized that there was a reduced number of board members in past years. IM said that if someone wanted to join the board we would table that, otherwise the board members would stay on for next year. IM said he would arrange to get the information regarding the voting e-mailed. SK asked if it was only going to be e-mailed. IM said it would be in the newsletter, and would be e-mailed and mailed.

IM then said he felt that the minutes SK did last month were still missing elements and said he and NK had sent some modifications. Since these had not been completed SK was requested to revisit the minutes and update accordingly

Financials

MV said August financials had been e-mailed to board members and expenses were on track. We had four delinquencies for August and MV will keep an eye on those. MV reminded everyone that if anyone wanted a copy of the financials, she would be happy to send it to them. MV asked for a motion to approve the August financials. IM said he approved them and NK seconded.

Lawn and Grounds

IM said LS was out of town the Board felt everything was in order

Social

FM reported that there was a delay with the pick-up after the garage sale, but everything worked out fine in the end. FM also mentioned the on-line directory database and thanked SK and John Ziegelmeier for their help. FM briefed online parties on the functionality of the system and how much better it would be functionally, discussion took place regarding its security. The costs would be about \$200 a year. The board agreed we would look at purchasing the app and from there do a roll-out.

Newsletter

SH asked that everyone get their newsletter information to her by Sunday of the next weekend.

Vice Presidents Report

NK said the ARC's are moving through really nicely and the turnover is about two days. NK noticed the sprinkler was on at 2:00 PM and since the sprinkler shouldn't be on during the hottest part of the day, plus no one can go on the sidewalk next to the sprinkler without getting wet, she asked Mark to change the time on the sprinkler.

Other General

IM then asked if board members had any additional business. All agreed nothing more to add.

IM then asked guests for their input. Joel English said he had decided to join the meeting to show his support for the task force against short-term renters. John Rudzinski went on to explain to the board their finding and suggested a route they felt appropriate to make changes to our documents to allow short term renters to be banned within Westmont. John Rudzinski further shared an unofficial poll with the Board suggesting the majority of homeowners agreed with his views.

Homeowners voiced opinions for and against John Rudzinski's suggested change.

IM stated that if the majority of homeowners wished for a change, then it was the board's duty to address this matter, but made everyone aware that Westmont would have to conduct an official poll. IM request John Rudzinski share his findings

SH said she didn't understand why we were taking up so much time discussing short-term/long-term rentals and what should matter is if owners are keeping up with their property.

IM then asked guests if they had any additional comments. No one did.

IM brought up one other question. Westmont received an invoice from a law firm, Martin and Pringle, for services related to Airbnb research. No one was aware of talking to Martin and Pringle. Martin and Pringle eventually credited our account.

IM thanked everyone for joining and asked them to join anytime and said everyone had a right to give input.

The meeting was adjourned