

Westmont Homes Association Minutes ~ April 18, 2022

The following meeting was convened via Zoom due to ongoing Covid transmission in Johnson County.

Board members present:	President – Ian Morris Vice President – Nancy Kocourek Treasurer – Michelle VanMill Secretary – Jan Hodgson Grounds Chair – Linda Stogsdill Communications Chair – Sam Harpalani Social Chair – John Ziegelmeier	Identified as: Ian Nancy Michelle Jan Linda Sam John
Board members absent:	None	

Homeowners present:	Denise & Don Niemackl Jake Schulzinger iPhone – unidentified, probably Denise Mason Murray Rubin	Denise N, Don Jake Denise M Murray
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President’s Report: Ian started the meeting and the recording at 6:30pm and asked guests to hold questions until the end.

- He had a new quarterly update on Westmont property values from a local realtor to share and asked if the board wanted to hear it now or have him send it in an email. The latter was chosen.
- Minutes – He called for approval of the minutes from the last meeting. Michelle moved approval and Nancy seconded and they were approved as submitted.

Treasurer’s Report: Michelle shared the following:

- Insurance: She has been working with Ian and Nancy on insurance renewal for the association and this is her first experience with it since it’s a 3-year policy.
 - It provides \$1 million liability coverage specifically for community organizations and protects directors and officers of the board.
 - The renewal process involves submitting an application to the Cincinnati Insurance Company and they will come back with a cost.
 - The premium has been \$900/yr. and she’s waiting to hear if that rate has changed.
 - Doug Luther with HA-KC recommended that we add a rider called “Employment Practices Liability” to cover third-party complaints of discrimination from vendors or homeowners since it’s not included in our general coverage.
 - Doug suggested it because of a discrimination complaint that came up with another home’s association last year and they learned that it’s not covered by their general policy.
 - She has inquired about pricing, estimated at an additional \$200/yr., and will get back to the board when the contract renewal details are known.
- Financials: The 4/10 financial statements she sent to the board to review appear to be on track.
 - She’s keeping an eye on 3 homeowners’ whose accounts are past due.
 - The board approved the financial statements.
- Website update: Michelle worked with Patty at HA-KC to have Directory Spot links added to our website following up on an earlier action item and she wanted us to know it’s now complete.
 - One link is for logins for existing homeowners who are already members.
 - The second is a help link for new homeowners to enable them to register with Directory Spot.

Vice President’s Report: Nancy shared the following:

- We received a couple of new ARC forms last week for individual homeowner roof replacements.
- She appreciates everyone taking the time to review and approve them.
- The research is done before we pass them on to the board and we’ve been doing really well about getting back to the homeowners within a few days after their requests were researched.
- The new ARC form on the website seems to be working well.

Ground's Report: Linda shared the following:

- Mark reported that after coordinating the first mowing of the season last week that the grass is growing slowly and it really didn't need mowing. Since there are only 27 mows in the contract and given that observation and the rain forecast for Thursday, they have decided to skip mowing this coming week.
- She visited with John about using Directory Spot's communication system to notify homeowners of the change and they agreed to work together on that.
- Fertilizer application is scheduled for Monday or Tuesday next week, weather permitting.
- Nancy asked if Linda would also put notices in the mailbox stands and she was planning on it since not everyone gets our emails.

Secretary's Report: Jan had no updates to share.

Social Report: John shared the following:

- Directory Spot is up and running and has been for 2-3 weeks with few questions.
 - Thanks again to Michelle for getting it going.
 - A number of people have signed in and set up their accounts so either the instructions are working well or they are just doing a great job.
 - He sends a reminder every 10 days to those who haven't registered, but they don't have to sign up because we still have their emails.
 - That's working really well and so is the link on the website.
- Fence Committee: He sent an email this morning asking for the best time for a Zoom meeting and it's looking like next Monday will probably be the choice. He clarified again that the committee is only exploring possibilities and will make recommendations for the future.

Communications Report: Sam asked about our annual garage sale.

- Garage Sale: Does she need to put something in the upcoming newsletter for a spring garage sale?
 - Jan shared we postponed the spring sale last year because of Covid and held it the weekend after Labor Day.
 - Linda thought we usually held a sale twice a year and suggested we send an email to homeowners asking their preference.
 - John, as Social Chair, was thinking August would be a good time and is not planning anything for May. He'll float some potential dates to the board for consideration and then we can let homeowners know.
 - Sam was glad she didn't miss anything for the current newsletter and will wait for news from John.
 - Ian shared that he had heard from Stonehaven and they would like to coordinate garage sale dates with us. He'll get the information to John.
- Nancy's report from last month
 - She wasn't able to get Nancy's report in last month's newsletter but will insert it this month.
 - She asked board members to submit information for the newsletter in a Word document so she can copy and paste it into the newsletter.

Other Business: Ian went once around the group calling for any additional business at 6:45pm.

- Michelle shared that she will be out of town on business during our meeting next month and will get any financial information to Ian and Nancy.
- Sprinkler System: Jake noticed that we're spending about \$2000/yr. on watering since the sprinkler system was added when the new fence went up.
 - He recommended we stop watering the grass because there's so little of it and it does pretty well. With the inflation we've got right now, everything is going to get more expensive and he wonders if it's not time to cut back on our water usage in areas where that really don't need it.
 - Ian thought that was a valid point and remembers looking at the data from 12 months ago with Nancy and thinks we need to pick it up again and look for opportunities to cut back except on the bedding plants and entrances. What he doesn't know is how the sprinklers are organized.
 - Jake suggested it really doesn't matter how the sprinklers are set up because he's pretty sure you can shut off the individual heads that only water the grassy areas.

- Linda suggested we experiment with that when the sprinklers are turned on in May and he runs them 3 times a week. Maybe twice a week would be enough in May and June. He runs them every day when it gets hot so maybe we could run them 3 times a week instead.
- Jake thinks whatever frequency we've got seems to be working well for the shrubs. He's suggesting we shut off the grassy areas completely.
- Ian asked if that was an issue all the way around and Jake confirmed it was.
- Nancy asked for Mark to show some of us where the 19 stations and timers are and how it's set up and how they can be adjusted. After a year of working on our system, maybe he has a better understanding of it now. The timers are all different, etc. We don't have a map of the sprinkler system. If he could show us where it turns on and off and where the timer is, we could figure it out.
- Ian asked Linda to drive this issue and she agreed.
- Sam asked if anyone had heard about butterfly gardens where you let certain areas just grow and attract butterflies. Maybe that could save on over-mowing and over-watering.
- Jake suggested that if we were to go to growing butterfly gardens, you'd have a lot of homeowners complaining because the grass would be growing too high and you'd be getting a lot of things people think of as weeds. That's the information he's seen.
- Sam acknowledged it looks like weeds and some people don't like it but she thought it was a nice idea she saw on the news.
- Jan added that she doesn't have any personal experience with butterfly gardens but when they've been in the news, especially in Kansas City, they've been seen as being kind of a sore thumb and neighbors don't like them because they look like natural grasses. She wasn't opposing them, but thinks they can be controversial.
- Sam agreed and wondered if in certain areas where we were talking about less watering if that was an area where we could let it look like that.
- Linda noted that would be along our fence line and at the entrances and that she thinks we want that to look well groomed.
- Nancy thought that going forward if we have to replace anything for any reason, we should look at native plants that might have a better chance of survival. That's something to keep in mind along the fence if we want to cut back on watering, that as things need to be replaced if they could be native and not have to be trimmed and still look nice.
- Lights: Ian asked about the bucket that has been covering a broken light on the island at the west entrance for several months.
 - Nancy shared that Blaine was ordering LED lights to replace all our lights and she'll check with Blaine for an update. We only have three and two aren't working.
- Late Arrival: Murray Rubin joined us late as we were finishing up the short meeting. He had the Zoom link from last year and had been waiting to get in. The board greeted him but he didn't have anything to share. He now has the link for all of this year's Zoom meetings.

Adjournment: With no further business to come before the board, Ian adjourned the meeting at 6:58pm.

Next regular board meeting: Monday, May 16th, at 6:30pm via Zoom.

Respectfully submitted, April 23, 2022
Jan Hodgson, Secretary