

Westmont Homes Association Minutes ~ July 18, 2022

The following meeting was convened via Zoom due to high levels of Covid transmission in Johnson County.

Board members present:	President – Ian Morris Vice President – Nancy Kocourek Treasurer – Michelle VanMill Secretary – Jan Hodgson Communications Chair – Sam Harpalani Social Chair – John Ziegelmeyer	Identified as: Ian Nancy Michelle Jan Sam John
Board member absent:	Grounds Chair – Linda Stogsdill	Linda
Homeowners present:	Beverly Clark Jake Schulzinger	Beverly Jake

President's Report: Ian called the meeting to order at 6:32pm and started the recording. He was working from a quiet room in the hospital where the family was gathered with his father-in-law. He thanked everyone for joining us and shared that he got a call while he was driving from a neighbor asking what was going on with the streets. He didn't catch the name but checked with Nancy and got caught up on the progress of the resurfacing. Michelle reported she got a postcard and door hanger from Overland Park announcing the chip and seal resurfacing of the streets in our subdivision. Jan did, too, and we suspected most homeowners did. Ian commented that it was a cheap way to extend the life of the roads and that the city has budget issues, too. Nancy didn't think it inconvenienced anyone very long or very much.

Minutes: Ian thanked Jan for the minutes and approved them and Nancy seconded. (The draft minutes from the June 20th meeting).

Treasurer's Report: Michelle reviewed the financial statements sent to board members last Sunday.

1. One property owner was overdue on HOA dues for the first time and she will keep an eye on it.
2. The May Water One bill came and we were charged \$255.64 for our first actual water usage this summer since the sprinkler was turned on. That's in line with water usage during warmer months.
3. In June, we were invoiced for renewal of the 3-year director's policy, which we pay annually, and the additional insurance premium called employment practices liability coverage (discussed at the last meeting). The term is confusing because we don't have any employees but it provides insurance against accusations of discrimination and was approved for purchase at a prior meeting.
The financial statements were approved with a motion and second by Jan and Ian.

Vice President's Report: Nancy reported all the ARCs are up to date and people really appreciate our quick action.

Grounds Report: John is filling in for Linda while she is away on vacation and he fielded one call from a homeowner concerning a mowing issue and referred it to Mark who came out to visit with the homeowner and the issue was resolved.

Social Report: John reported about 50% of the homeowners have registered in the Directory Spot system and Sam is sharing the names of new homeowners with him as they come in. He reported again that he had printed three hard copies for those who requested them. He continues to work with people as they call with problems, but it's infrequent. He sends reminders about every 6 weeks to those who have not signed up.

Fence Report: Ian thanked the committee for all the information that was compiled and submitted to the board on July 11, 2022 and opened the floor to discussion.

- Michelle thought it was a good summary of unbiased information. She wasn't sure what we could do at this time, but she thought it was very well done, easy to read and she appreciated everyone's work on it.
- Ian asked if Sam had any comments and she had nothing to add.
- (John, Nancy and Jan were on the fence committee.)

- Ian commented that at some point we probably need to decide if we need to take some action as a board or if we want to talk to the neighbors, but the reality is that the fence could last for some years to come. He doesn't want to be in a position down the road in which we haven't been seen to deal with it since it's apparent it will need to be replaced at some point. If we have any reserves left over at year end that we could put into the balance sheet for special projects or whatever we call it and we carry on doing that, he's open to that. But he wants something noted post the fence committee assessment that this is what the board has decided to do. Perhaps we want to wait until Linda's back and has had a chance to review the report.
- Jan shared that she had learned a lot in this process and was kind of shocked when Ian shared at the annual meeting that we didn't have any funds in case something happened to the fence. Being on the committee, she learned a lot through the research that everyone was doing and different perspectives and she came away trying to think about it from a homeowner's point of view who was not on the board or the fence committee and didn't know anything. There were two things as an uninformed homeowner that would be important to her. If the board decides that we need to increase dues, either because we anticipate we need to start accumulating funds for a fence replacement at some time in the future or because we're short on funds this year, she would want a lot of advance notice. She would want the board to be explaining why and letting us know way ahead of the increase. The other thing she thought she would probably want to know is, and we may not be at this point, we may not know as a board or as a fence committee and board together; we may not want to do this yet, but she wondered if the 166 people who live here might not want to vote on what they want to do rather than having a board executive decision. She doesn't know that answer but wanted to throw it out there.
- Michelle asked a clarifying question - would they want to vote on it?
- Jan thought they may want to have some say . . .
- Michelle thought they might, but reminded us that historically we haven't gotten a lot of participation in past voting. Some people just don't care.
- Jan didn't pull up the actual vote numbers from the short-term rental issue in February but remembered we didn't get a simple majority on the issue so she agreed Michelle had a good point. She's just thinking that those people out there who didn't follow all this as closely as we did, they may want to have an opportunity to say I like this fence or I don't want to pay any more than this for a new fence. That may be way premature but she wanted it to be out there as an option for the board to consider.
- Ian agreed on all of the above. There are 166 houses and he remembered when they first bought their home that the fence going all the way around was appealing and it looked nice and tidy. And when you got on the inside, it's a mess. It's shocking. And certain areas he looked at with Nancy last year were incredibly brittle. As long as we don't have any severe weather, it will hold up, but it wouldn't take a lot (to bring it down) and God forbid we don't have a problem before we do have money because then we do have a problem. Even though we have some insurance on it, it's still a long-term issue.
- Ian proposed having another read of the report and putting some notes together and circulating it and maybe we give a top line summary in the newsletter and let people know what we're thinking and doing and see what people think. He asked Jake and Beverly what they were thinking since they were on the fence committee.
- Jake suggested we need to budget something for repairs or maintenance of the fence. A dollar a month per property comes out to about \$2000/year and 50 cents comes out to \$1000 a year. Anything you set aside now, whether you use it or not, could be used in the future either for replacing part of the fence, all of the fence or just maintaining it.
- Nancy interjected that it could be used for taking it down because we would have that expense.
- Jake suggested \$2000/yr. is not a lot of money but at least you're covering your basic expenses.
- John asked if he was suggesting we take it out of the existing budget and not do an assessment?
- Jake was suggesting we add it to the 2023 budget as a line item.
- Michelle shared that the 2022 budget has a line item for fence maintenance at \$1000. In response to Jake's question about expenses so far this year Michelle shared there have been none.
- Jake asked if we were going to break even this year or are we going to be in the hole – best guess?
- Michelle said the running total year-to-date is good, but everyone agreed it depends on what the snows will be. "It can bury us," Jake shared and brought a round of laughter.

- Ian agrees accruing some funds is a good idea. He'll draft something for us to look at regarding next steps and whether to involve homeowners and we can look at it next month if that's okay with everyone.
- Jan thought another important board decision would be are we going to replace the fence because some people read the governing documents to say we're not required to. Even though that may be accurate about our governing documents, we may as a board still choose to be responsible for the fence. That could be a board decision. That could be a vote. It could be all kinds of things. But she suggested that's the thorny issue that's ahead of the others we talked about earlier.
- Michelle noticed when she was reading through the report that a point was made that the fence hides the unsightly back yards. She agrees that our neighborhood from the outside looking in looks good because it's uniform and it hides the yards that it's hard to work with the homeowners to clean up. It's a difficult decision to go one way or the other because there are positives and negatives on both sides so we have our work cut out for us. She thought the fence committee did the hard part.
- Nancy reminded us that part of it will be what we have the funds for when it has to be replaced. Whether we have it or not - that will be a determining factor no matter what anyone likes or doesn't like. She reminded us that we had the 2-rail fence for many, many years and then people would pay more attention to their own back yards. Michelle agreed. Once a big fence came in, they didn't have to. When we had the 2-rail fence, they had to be more concerned about what their property looked like because they had to go out there. Plus, we weren't fertilizing inside and outside the fence. They were just going through and doing it once. And the plants were there if the people put them in and took care of them or they didn't and it looked nice for many years. Michelle agreed and had forgotten about that. (We could talk for hours.)
- John suggested Linda may be out of town for the August meeting as well and we might want to wait until September to take action on the fence report.
- Ian will start a draft and circulate it and we can all build on it so when we do bring it up again, we can get a conclusion on what we think we should do. He thinks Jake is right in terms of managing people and Jan, too, in terms of managing expectations about what our intentions are and what we believe is the right thing. Maybe if we say this is what we're thinking unless anyone objects, that will give us some sense of if we need to go out for a vote or if people are happy with the board making the decision. He was thinking out loud. Jan thought it was a good idea.

Communications Report: Sam asked board members to submit any information to her for the newsletter by 7/24 so she can put together the July newsletter.

Adjournment: With no further business to come before the board, Ian called for adjournment of the Zoom meeting at 6:56pm.

Next regular board meeting: Monday, August 15th at 6:30pm via Zoom.

Respectfully submitted, July 27, 2022
Jan Hodgson, Secretary