

## **Westmont Homes Association Minutes ~ September 19, 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 Grounds Chair – Linda Stogsdill Communications Chair – Sam Harpalani Social Chair – John Ziegelmeier	Identified as: Ian Nancy Michelle Jan Linda S Sam John Z
Board members absent:	None	

Guest present:	Mark Huffman, Precision Lawn	Mark
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Homeowners present:	Sharon Kralecek Denise & Don Niemackl John Rudzinski Jake Schulzinger	Sharon Denise N, Don John R Jake
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Ian opened the meeting and welcomed everyone and began recording at 6:30.

**Grounds Report:** In deference to our guest, Ian began the meeting by inviting Mark to discuss the details of his proposed contract for the coming three (3) years. His concern is that with prices going up on everything, we could be over budget on what we presently pull in from our dues so are there any areas where we can find some savings.

- Mark shared he has fewer mowings in the new contract and he reduced the fertilizer treatment from 6 to 5, taking out the July treatment when it's really hot and half the people don't water anyway. We could go as low as 4 if we need to cut back. This has been a dry year so he could mow less and that saved us money. (Any savings were diverted into a supplemental contract to cover increased gas costs, to help cover the summer water costs of running the sprinkler around the perimeter fence, and the blanket turf treatment he recommended for the first time this year to deal with the weeds.)
- He didn't raise any costs except weekly mowing but that's because of 3-year stretch into the unknown so that's priced at \$100 more a month.
- He kept the 2 leaf clean-ups.
- The board discussed the blanket turf treatment that was an add on this year with a big price tag of \$4500 and Mark believes it was a good investment because dry lawns that aren't watered are infesting more weeds that blow around to everyone else's yard. So, to him it's a good investment, but it's hard to tell how effective it was because 80% of the people don't care or water after the treatment. He estimated he could just do the common areas for about \$600. We discussed the possibility of his offering the treatment to individual homeowners who are interested in contracting his services rather than the HOA paying for treatment of all homes. He said he wants to make it all look good, but if they don't water or care about their property, he agreed it's a waste of money.
- He shared that he takes care of Stonehaven grounds, too, and they aren't paying enough to do the second leaf pick-up, which he feels is really important, but they talked about aerating and over-seeding the whole community and he shared that if people don't water, they are just throwing their money away.
- Mark brought up some areas he's concerned about and reiterated that he takes pride in the appearance and wants to keep the community looking good:
  - There are some struggling plants in the common area.
  - The ground cover at 119<sup>th</sup> & Antioch has died out. It gets damaged from city snow plowing.
  - Some of the bushes look bad because of lack of sun.
  - The Blue Junipers get hit with bagworms every year and are struggling through his treatment and will die eventually.
  - Three trees on the Antioch entrance island need trimming.
  - Mark suggested \$600 was needed to take care of these things.

- We lost a tree last year on the entrance at 119<sup>th</sup> when the city ripped it out because it's half a city thing, Mark shared. Since we have sprinklers on the islands, he considers them part of Westmont and takes care of them by weeding, etc.
- Michelle will plug the numbers into the working budget for next year.
- Nancy and Jan suggested native plants that would need little maintenance be used whenever anything needs to be replaced.
- Ian shared that they would take a closer look at the budget and get back to him because he wants to finalize the contract as soon as possible. Mark offered to readjust the contract to take out the blanket turf spray except for the common areas and get a copy back to us.
- Ian thanked Mark for coming to the meeting and visiting with the board and let him leave the Zoom meeting. He remarked that Mark's requests seemed reasonable and he was being more than user friendly with us.
- Linda noted that less rain equals less mowings and that varies from year to year sometimes creating savings.

President's Report: Ian opened the discussion to the upcoming

Board Openings:

- Nancy shared that Blaine Halvorson reached out today to volunteer to serve on the board. She also reached out to someone John Z said replied to the Directory Spot email but has not heard back. John Z also shared Nancy's contact information with him, so hopefully he will come forward.
- John R said that Raymond Hawk was the one who was interested and he told him to call Nancy. Larry Tittle called John R to tell him he was interested and Jan suggested he throw his name in the hat by contacting Nancy. John R said he talked to a couple of ladies on Mackey who were interested and told them to contact Nancy.
- Ian shared that he thought the newsletter was clear that volunteers should contact Nancy. The more the merrier.

Annual General Meeting:

- Current Covid transmission rate stands at 16.5% and is trending downward.
- Ian shared that the church is not available on Tuesday, 10/18, the date prescribed by the governing documents for the annual meeting, but it is available the day before, Monday, 10/17. Everyone agreed that date was fine.
- The board discussed the hybrid option of offering an in-person meeting at the church as well as a Zoom meeting for those who would rather participate from home. His contact at church has told him they have the equipment and it's easy to do and that's what the board agreed to.
- Ian, Nancy and Sam will attend via Zoom and Jan, Linda and John would attend in person. Michelle agreed to manage the Zoom aspect at the meeting from the church and Ian will conduct the meeting via Zoom from home.
- Ian asked that we get the word out through the newsletter and Directory Spot and remind people that there is one vote per household.

Minutes: Ian called for approval of the August minutes and Michelle seconded the motion.

Treasurer's Report:

August Report:

- Michelle reported the expenses and financial statements from HA-KC were all in order and as expected.
- Some utility bills were paid along with usual lawn care invoices, postage and management fees to HA-KC.
- Three property owners were behind on dues, all first timers, and she will keep an eye on it.
- Jan moved approval of the financial report and Ian seconded.

Proposed 2023 Budget:

- Michelle discussed her budget planning process with a template and pointed out it's a work in progress until it's finalized at the end of the year. Her approach is to look at actual expenses for this year and estimates for next year. Jan asked if she could email the draft template to the board.
- Waste Management is on a 3-year contract and renewed October 1<sup>st</sup> at a 3.5% increase.

- \$850 is budgeted for the annual general meeting but it was decided to just serve refreshments and not dinner so we will come in well under budget.

Vice President's Report: Nancy reported all the ARC applications were up to date and homeowners are working well with them and appreciate how the board is handling them. Blaine Halvorson expressed interest in joining the board today as mentioned earlier.

Social Report: John Z reported on the September Westmont Garage Sale:

- About 20 homeowners participated on different days; not all were open all 3 days.
- He hopes people got rid of some of their treasures and made some money.
- We need another sign at the south end of Hemlock.
- The charity picked up everything on Monday after the sale.
- He thanked Michelle for helping get the signs up.
- The other two homes associations that participated the same weekend as our sale are having garage sales in the spring as well and we need to decide if we want to hold two each year and join them. There was some confusion about whether they are scheduled for March or May so John will check on that.

Communications Report: Sam asked for any newsletter material to be sent to her by 9/25.

- John R asked if the newsletter would include information about the board candidates.
- Yes, a ballot would be included in the newsletter with all the candidates who come forward by the newsletter deadline, but there will be spaces for write-in candidates as well.

Executive Session: Ian asked when board members were available and because of travel or other commitments the best option turned out to be immediately following the existing board meeting.

Other Business/Adjournment: Ian asked everyone in attendance if they had any additional business to come before the board and there being none, the meeting adjourned at 7:17.

Next regular board meeting will be the Annual General Meeting on Monday, October 17, 2022, at 6:30pm. The hybrid meeting will be held at the St. Thomas of the Apostle Church, 12251 Antioch *AND* via Zoom. The link will be posted in the October newsletter and the Directory Spot Email invitation to the meeting.

Respectfully submitted, October 7, 2022

Jan Hodgson, Secretary