

Westmont Homes Association Minutes ~ November 21, 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	

Homeowners present:	Larry and Pam Tittle Jacob Schulzinger Sue Rogers	Larry, Pam Jake Sue
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President's Report: Ian convened the meeting at 6:34 pm and thanked everyone for attending and noted that it would probably be the last one of the year because we don't usually meet in December. He noted it had been an eventful year and he was looking forward to hanging his boots up and thought Michelle might be feeling the same way. It's been a long three years and as a volunteer, it takes a lot out of you. You don't actually appreciate how much time is involved until you are on the board. While he has enjoyed it, he's looking forward to the new board members taking up the journey and the existing ones continuing with everything we've put in place the last few years. He thanked all the board members for their time and effort behind the scenes that people don't see.

Minutes: Traditionally, the minutes from the annual general meeting are approved the following year so no action was taken on the October minutes and Ian suggested they be posted on the website in draft form. Jan agreed to take care of that.

Treasurer's Report: Michelle reported that she had reviewed the October financials received from HA-KC and the expenses were as expected. She discussed the few delinquencies, three occurring for the first time and one a second time. They usually work themselves out but she'll get the November financials the first week in December and will reach out to homeowners if any are three months delinquent.

Financial Discussions:

- Jan asked if there was any change in the water bill (given the conversation at the last meeting about the high summer bill and possible leak). Michelle said the 9/29 statement from WaterOne was for the period of 8/31-9/30. The bill was more than last year for the same period but less than the prior bill for this year, which was the one that alerted us to the problem. She conjectured that we might be running the sprinklers more than last year or there could be a leak somewhere but since the sprinklers are shut down for the year, we'll have to keep an eye on it next year.
- Jan asked if Linda had learned anything from Mark after the water company's report and she shared that Mark found no leak and the sprinkler was shut off now so the issue was virtually tabled until spring. She and Mark will walk the sprinkler line when it's turned on next year and anyone can join them. She thought perhaps usage hit a higher level.
- Michelle reminded us that she set up an online Westmont account with WaterOne and shared the login information and we could log in to our account anytime now and check water usage.
- Ian suggested we made adjustments to the sprinkler schedule this past year and we might want to revisit that at the beginning of the season and note the sprinkler settings and run times.
- Jacob shared that his bill was 10% higher for the two summer months and the last 2-month bill was about half. Michelle explained we have a business account and get billed monthly. Jan shared that we became concerned when our July bill was considerably higher than the prior year. Jake checked his bill for the same period a year ago and this year's bill was 50% lower than last year's.
- Nancy pointed out that while the issue is tabled for now until spring, we have a lot more tools now to solve the problem.
- The October financial report was approved after being so moved (Jan) and seconded (Ian).

2023 Budget and Contract Discussions:

- Following up on prior board discussions, Michelle shared her latest, large spreadsheet and went on to explain her budgeting process. She works from a historical template and plugs in anticipated revenue and expenditures from the Precision contract and other routine obligations (HA-KC, insurance, taxes, etc.) Since we have already spent some time going through line items, she wasn't planning on doing that.
- Ian agreed and suggested the Precision contract details were the main thing they needed to finalize.
- Michelle noted our previous discussions about removing one of the five lawn applications to save about \$2000 and the August treatment was discussed as the likely candidate. Nancy suggested that the more we take away from lawn care, we're not helping homeowners who are trying to keep up their lawns. We've been cutting lawn care expenses to meet other expenses in the past and that doesn't help Westmont as a whole. Our lawn care is the main thing we're responsible for and she hates to see too much getting cut out.
- Linda shared that we had removed one mowing so the contract was actually down to \$95,000, less than this year, and that doesn't include snow removal.
- Jan shared a concern that while the new contract shows fewer mows, and while that might be fine because he cut out several mows this year for various reasons, this is a 3-year contract and she wonders how the lower rate is sustainable.
- Michelle shared that he did raise his mowing rate overall to incorporate the fuel adjustment addendum we had this year.
- After some discussion, board members agreed that the contract could be adjusted if necessary within the 3 years if Mark makes a request.
- Jan shared another concern about the language on snow removal aligning with our governing documents. The proposed language says 1-3" but our governing documents say that shoveling starts at 4".
- Jake asked if there wasn't a conflict and shouldn't the contract say 1-4" because under 4" we wouldn't be removing snow anyway. There was considerable discussion about the discrepancy in the language and that it would be a good time to clean it up.
- Linda suggested she could work with Mark to make the contract match our governing documents at 4". Ian agreed it would be an easy change.
- Nancy shared the narrative portion of the contract which says "snow will be cleared from all driveways and sidewalks leading up to the front door when accumulation reaches 4" or more unless otherwise notified."
- Ian asked if in principle we agree on all the details, are we all happy with that number?
- Nancy thought we were very fortunate to have that number compared to the other contracts that have come in and Ian agreed.
- Jan brought up another point on the budget that we are scheduled to spend about \$8700 more than we take in. Linda shared that we have \$16,000 left this year in unused snow funds. Ian pointed out that would go straight into the reserves traditionally if we don't have to spend it. Jan shared again that HOA budgeting was new to her and that her experience in government and schools required her to balance the budget to the penny. And she was asking for agreement from all the board members and Larry coming in in January that we all understand that we are approving a budget that is \$8700 over our income and that, if for some reason we spend all the snow money, then we would have to tap the reserves.
- Ian displayed the spreadsheet and highlighted the snow costs for 2014-2022 so far. 2019 was an expensive year with over \$20,000 spent on snow removal but the other years have been lower and we have only incurred \$9275 in snow removal expenses this year. While it's out of our hands, previous years have ended up for the better usually. And other budgeted expenses may not get tapped to our benefit at the end of the year, he also pointed out.
- Jan shared that they had all persuaded her to be irresponsible and go along with the budget.
- Nancy reminded everyone that's why we have the emergency fund just in case. And there have been years when they had to dip way into it because we had so much snow.
- Jan moved that we approve the proposed 3-year contract with Precision with the language adjustment on snow. Michelle seconded and suggested it was signed electronically by Ian last year and it could be again this year. There was more discussion about the language adjustment and confirmation that no lawn treatments were removed.
- Jan called for a vote and it was unanimously approved with a show of hands.

- Ian asked with that in mind, were we happy to do the same with the budget? Jan seconded Ian's motion and called for a vote.
- The 2023 budget was approved unanimously with a show of hands.
- Jake wanted to confirm there is no dues increase for the coming year and Michelle agreed he was correct.
- Linda warned Jake we might have to have a bake sale and there was some light-hearted discussion about baking skills.
- Sam asked about CDs and Michelle said there wasn't much we could do now because the CDs aren't up for renewal until next year. Jan recalled earlier conversations about CDs along the lines that we have money on the sidelines now that we could invest before the end of the year if the rates were favorable. Sam agreed that's where her question was coming from and revisited earlier discussions about ultimately having four CDs of about \$30,000 each, possibly staggered, and that right now there was enough in the reserves to put \$60,000 in CDs while the others were maturing.
- John thought we were talking about counting on the \$60,000 CDs maturing so we could roll those into them. We couldn't do four \$30,000 CDs and keep the two \$30,000s for \$60,000.
- Sam clarified that now we have two CDs for \$30,000 but we could be making interest if we invested more of the reserves in CDs. Jan agreed and remembered talking about doing two more \$30,000 CDs.
- Ian asked Michelle for an update on cash and commitments or assets and liabilities. She reviewed the numbers and there is enough to make some CD investments. Sam and Jan suggested we had talked about investing in CDs quarterly but since we missed the October opportunity, we could still start one before the end of the year or in January. Ian recommended \$30,000. Linda suggested we could start one in December. Ian asked Michelle to have Doug research the current rates. Michelle shared we had made \$500 on the existing CDs and the rates have only gotten better.

Vice President's Report: Nancy shared she appreciated everyone's quick response on the recent ARC form. It makes it easy for her to work with the homeowners and they appreciate the quick turnaround. She also reported on the progress of the settlement regarding the accident that occurred in October at the 119th Street Westmont entrance that destroyed a rhododendron. She was working with the police, Mark for an estimate, and the driver of the vehicle, but at this point, she doesn't have any answers.

Grounds Report: Linda shared that she didn't like our sidewalks because they are messy and full of acorns. Nancy noted that homeowners are responsible for sweeping their walks and we could put a notice in the newsletter. Sam shared her concerns about the workmen blowing leaves toward the gutters. Linda asked Larry his opinion but we couldn't hear him. Linda shared that she would be putting out an email the next day notifying homeowners that Saturday, 11/30, would be the last yard waste pickup of the year. Pam thought the yard waste pickup continued through the winter but Linda told her it stops in November and picks up in the spring. She suggested you could go on their website and see that. Nancy asked if that was a standard Waste Management policy or just part of our contract and Linda didn't know. Nancy suggested Suburban Lawn in Martin City would take yard waste for \$25 and they compost it.

Secretary's Report: Ian asked Jan how the poll was coming along and she shared that 38 homeowners had returned their survey. She is keeping a spreadsheet of their votes and comments and she's noting those on the spreadsheet as well. She'll give everyone until the end of the month and then send the spreadsheet to all the existing and new board members.

Ian asked about the recent car break-in and no one had an update. When Jan talked to Susan before putting out the notice, she said they were going to have to replace the stolen garage door opener and change the code on the unit by climbing on a ladder that night. Everything else was shared in the notice.

Social Report: John reported the following spring and fall garage sale dates were set to coordinate with the other two HOAs and he'll have Sam put a notice in the newsletter:

- May 4-6
- Sept. 14-16

Communications Report: Sam asked that any newsletter copy be sent to her by 11/25. She expressed her appreciation for serving with everyone on the board. Michelle echoed her sentiments and they are both just a phone call away if the new board members need help. Jan said she would miss them all. Michelle, Sam,

and Ian shared they would be around and that they had learned so much and gained so much empathy for board members.

Other Business: Ian went around the group asking for any further business and there being none, he thanked everyone for attending and adjourned the meeting at 7:31 pm.

Next regular board meeting: It was agreed no meeting would be held in December and the next regular board meeting is scheduled for Monday, January 16, 2023, at 6:30 pm via Zoom. Ian will convene the meeting and Michelle will provide a financial update before the two of them withdraw from the meeting since their terms of office will have expired. New board members Larry Tittle, Ray Hawk, and Blaine Halverson will be welcomed onto the board in keeping with October election results and all board positions will be discussed and determined at the first meeting in the new year.

Respectfully submitted December 20, 2022
Jan Hodgson, Secretary