

Westmont Homes Association Minutes ~ February 20, 2023

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

Board members attending at St. Thomas the Apostle Church, 12251 Antioch Rd:	President – John Ziegelmeyer Vice President – Larry Tittle Treasurer – Blaine Halvorson Secretary – Jan Hodgson Grounds Chair – Linda Stogsdill Social Chair – Ray Hawk	Identified as: John Larry Blaine Jan Linda Ray
Board members absent:	Nancy Kocourek	

Homeowners attending via Zoom:	Linda Durrell (audio only) Ian Morris John Rudzinski Jacob Schulzinger	Linda D. Ian John R. Jake
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Homeowners attending in person at the church:	Jennifer Jameson Steve & Denise Mason Nancy Montgomery Don & Denise Niemackl Murray Rubin Marilyn Rubin Manzur Sattarin	Jennifer Steve, Denise Nancy Don, Denise D Murray Marilyn Manzur
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President’s Report – John opened the meeting at 6:30 and welcomed everyone. He shared that they were trying to do some things for the neighborhood.

1. Sign cleaning (Westmont monuments at the two entrances); he’s getting two bids:
 - HA-KC recommended a company and he has been in touch with them
 - The company that installed them in 2014 will come out and take a look
2. Putting together opportunities for group purchase for the benefit of homeowners in need of some extra services.
3. Some companies have suggested that they could offer a discounted rate for a group seeking service at the same time.
 - Pin oak tree treatment
 - Tree trimming

Treasurer’s Report – Blaine reported that the January expenses were all in order and properly coded and in keeping with the 2023 budget.

1. He reported there were a couple of minor exceptions but he didn’t know why.
 - Postage and electrical charges were slightly higher (\$12)
 - Newsletter and recycling expenses were slightly less than usual (\$94)
2. He reported that that six homeowners were delinquent in dues payments
 - Four homeowners are just one month in arrears and no action was taken
 - Two homeowners are a little farther behind and he has reached out to both of them.
 - He has had no response from one homeowner
 - He spoke to the other homeowner and was referred to another family member
 - He will continue to work with them and HA-KC to bring dues payments current
3. Jiffany Shatts, the President of Nottingham Place (127th & Switzer), reached out to our HOA about putting together a coalition of several home’s associations to work on negotiating group pricing for various services at a discount. Blaine attended a Zoom meeting and will attend another one tomorrow. Blaine confirmed there is still a meeting on the 28th as discussed at an earlier meeting and offered to share call information with anyone who is interested.
4. Blaine reported that he was working with Doug at HA-KC and other sources to create an overview of reserves. You could call it Reserves 101 or Reserves for Dummies, but the intent is to explain, as best as we can, the concept of reserves.
5. John R asked about the problem with trash cans.
 - He walks the neighborhood and reminds people to put their trash cans out of sight but there has been no change.

- There are three of them and they are all renters.
 - He thinks we need to get in touch with the homeowners to convey it to the renters.
 - Blaine said he would get the names of the property owners.
6. Jan reminded Blaine that there are two Overland Park homes association groups that were discussed at the January meeting and wondered if anyone had followed up and no one had. That would be another potential source.
 - They might already be negotiating some group discount purchasing of services.
 - She suggested Doug might be able to negotiate group pricing for us since we learned at our last meeting that the prior HOA management company had gone out to bid for the homes associations they managed.
 7. Jan asked about the January invoices and Blaine didn't know that was usually part of his report to the board and he will make that right this week.
 8. Ian asked if when Doug goes out and assists us with the pricing on things like the trash pickup, does he use the fact that he has the buying power of many HOAs or is that something he does on an individual basis? Blaine didn't know and said he would call the next day and find out if that's anything he has pursued in the past.

Vice President's Report – Larry shared that he and Nancy had not had an opportunity to meet yet to work on the transition but that it would happen this week.

1. He encouraged anyone planning a spring project to get their ARC form submitted.
2. Larry offered to provide transportation to anyone who wanted to attend board meetings.
3. He announced that as the weather gets better he would start home inspections, not from a negative point of view but to meet homeowners he doesn't know and offer suggestions and ideas and sources if they have any questions.
4. Larry repeated a question from someone in the room that was not audible on Zoom: What does the inspection entail? He said it was outside home inspections and to make recommendations for anything that shows up as a weakness and offer suggestions as to how to solve them.
5. He shared that Carol called him after the last big wind storm to tell him that part of the wooden fence across the street had blown over but that our brittle, old, plastic fence was still intact. He walked the fence after the call and found no problems.

Secretary's Report: - Jan called for corrections or additions to the January minutes. There being none, it was moved and seconded that the minutes be approved (Linda, Larry) and they were unanimously.

Lawn & Grounds Report – Linda shared that the Spring clean-up started today with the sound of the blowers out in the yards and it will continue as weather permits.

1. The first application of pre-emergent and fertilizer will follow the clean-up and she will send an email with details.
2. She shared that some board members were interested in working native plants into the landscape as things need to be replaced and Mark has asked for volunteers to meet with him. Jan, Nancy and Larry volunteered.
3. She also reported that Tomahawk Ridge Community Center rents an executive conference room for \$25/hour following up on an earlier board meeting in which we brainstormed about where we might hold neighborhood gatherings that Ray was suggesting.
4. Denise M asked Linda if it was possible for Mark, when he goes into people's back yards and sees weeds, can he report back to Linda? The houses on either side of hers have lots weeds.
 - Jan asked if she had reported the issue to Overland Park and she had not. She reminded her that we don't have any authority but they do because weed management is in the city codes.
 - Jake asked doesn't our lawn care service put out weed killer as part of his regular treatments and Linda said a weed killer would be in the pre-emergent in the application that was going in at the end of this week. She will ask Mark about it and if there is anything else we can do.
 - Denise made some suggestions about what her neighbors could do and Linda repeated them for the Zoom participants.

Social Committee Report – Ray defined the purpose of the social committee as combining the community so that when people are friends with their neighbor, there's less disagreement, more understanding, a willingness to help each other and the opportunity when you go on vacation to ask your neighbor to watch your house. He shared some ideas he had suggested to the board as ways to bring people together and noted we'll have to see if there is any interest:

- One time investment club meeting

- Book club
- Gun club
- Car club
- Neighborhood day of exchanging junk free
- Block parties/BBQ
- Scavenger hunt for a block or whole community
- Spring plant or bulb exchange
- A time to have neighbors in to see decorating or tree trimming for Christmas
- One-dish food sampling/recipe sharing
- Safety meetings with police or fire department
- White elephant party by block
- Home repair meeting with someone who has expertise
- Neighbors with expertise could speak on insurance, taxes, health or auto maintenance
- Neighbors could speak on painting pictures or real estate, what to do to get your house ready to sell; what adds value and what doesn't
- Home decorating
- Super club progressive dinner on your block
- Dining out at restaurants club
- Group trips to concerts or museums
- A fashion show outing for the ladies

Conversations continued but were not picked up by the microphone or recording

John shared that the president of the HOA across the street (Stonehaven) had called him that day to let him know they were going to replace their fence this year. It's in the budget. They can't afford to have the panels blown down and have to have them reconstructed. They've had seven in the last year. They're looking at a white composite fence.

John shared that Nancy was traveling and she had agreed to coordinate the newsletter for the board. He called for a motion to approve her and Jan so moved; Blaine seconded. Jake asked about the outcome of the vote and John said it was unanimous. He set the newsletter deadline for Nancy at noon on 2/22.

John called for questions

- Ray asked about our fence. John said it was just out there waiting to see what we might need to do.
- Jan pointed out we were maintaining it.
- Ian had a couple of things
 - Apologies he had sent the wrong welcome pack but followed up with the correct one
 - He's had several calls from homeowners in which he had to explain he was no longer the president and Directory Spot still lists him as president. He didn't know who was in charge of Directory Spot now but asked if it could be updated and his name removed as president. John said he was still managing Directory Spot and thought he had updated it. He referred people to the HA-KC website for contact info, but someone called back and said it only had emails and no phone numbers. Something to think about updating.

John adjourned the meeting at 7:02 pm.

Note: Most of the comments or questions from the homeowners at the church were not audible or picked up by the Zoom recording. Some were repeated for Zoom attendees but there are several gaps in the information reported in the minutes.

Respectfully submitted, March 5, 2023

Jan Hodgson, Secretary