

## **WESTMONT BOARD MEETING MINUTES – August 21, 2023**

**Board Attendees:** John Ziegelmeyer, Larry Tittle, Blaine Halvorson, Ray Hawk, Nancy Kocourek, Sharon Kralicek

**Other Attendees:** Denise and Steve Mason, Denise and Don Niemackl, Jacob Sculzinger, Murray Rubin and Pam Tittle, Carol Barlau.

**President:** John Z. called the meeting to order. The first business was a motion to accept Sharon K as Secretary to replace Jan Hodges, who resigned. The motion passed and John Z welcomed Sharon to the Board. John then mentioned that as new Board members were elected at the October meeting, it was time to put a notice in the October newsletter, the stand next to the mailboxes and on Directory Spot. John Z. reminded the group that the annual meeting for all homeowners is the third Tuesday of October. Larry T will check on the availability of a larger room at the church for the meeting.

**Vice President:** Larry T advised that one ARC had been submitted and approved. He said the new hardboard siding is very close to matching the material used when the units were built. There was a discussion about roofmate complaints and cleaning of the monuments. Larry will follow up with the monument cleaning issue. John thanked Larry for all his work on the roof.

**Treasurer:** Blaine H did a financial report. He said there was an expense of \$6,000 that was incurred in one month and not paid until a later date, leading to a difference in the monthly expenses.

Blaine reported that there were two members who are in arrears, one only a couple of months late and the other several months late. A letter had been sent to both with no response. John Z asked when payment was due and Blaine said they were due upon receipt and late on the 20<sup>th</sup> of the month.

John asked about the situation where the Association was over reserved, that is, we have more money in reserve than is suggested. Sharon K asked if that was a problem, and John Z/Blaine H said it might affect taxes, but he wasn't sure. A decision was made to put the discussion on hold until a later time.

**Lawn & Ground:** Larry T for Linda S.

There was a discussion on the three trees that had been blown down by the storm, which Precision took has removed. John Z said the plan was to lay down sod where the trees had been. Larry T will do further research and another discussion will be held later. Larry T said Mark, owner of Precision, asked about another weed application. There was a general feeling that it wasn't needed.

**Social:** Ray H.

Ray reported that there was nothing new occurring and he would keep the board updated on any new social events.

**Newsletter:** Carol B.

Carol asked that all items for the newsletter be submitted by August 23, and no later than August 24. Carol will include information pertaining to the garage sale, which will be held on September 14-16. As usual, a pick-up of unsold and unwanted items will take place the Monday following the garage sale.

**Landscape Committee:** Nancy K and Jan H

The plan is to remove dead plantings and to take a look at what should be planted. Nancy said they would look at plants native to Kansas and that were drought tolerant. John Z asked who would be picking the plants to be used and Nancy said the committee would submit a list of plants. John Z asked for the price to be included in the list.

Carol B. and Sharon K. volunteered to also be on the committee. Carol B suggested that the committee see if homeowners would be willing to donate plants they had and wanted to get rid of. Nancy said she would contact committee members and get a list together.

John Z asked for other questions and comments. One member mentioned that many drives were almost black and needed to be cleaned, and added that he had a power washer and would be happy to help clean the driveways that needed it. Nancy K. said she thought it was better to notify homeowners that their drive was dirty and leave the responsibility in their hands. There was no further discussion.

Denise made a suggestion that we may want to provide a wider selection of colors to choose from then currently available. Some people felt it was fine as it was, and there was no further discussion.

The meeting was adjourned.

Respectfully Submitted

Sharon Kralicek, Secretary