

WESTMONT BOARD MEETING MINUTES – December 18, 2023

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

Other Attendees: Skip Stogsdill, Pam Tittle, Denise Mason, Robbie Arenson, John Rudzinski, Carol Searcy, Carol Hawk, and Jacob Schulzinger

President: John Z. called the meeting to order. He announced that the Spring Garage Sale would be April 11 to April 13, 2024. Also, the final Landscape Committee Report was submitted, and it will be referred to the new Board and discussed in January and any action can be decided then. John noted the report was very well done. However, it still did not contain the requested information regarding specific plant replacement and costs to the HOA that had been previously requested.

Vice President: Larry had three ARC forms submitted. One was for a new roof and apparently the roof mates are not in agreement and the outcome is to be decided. One was for a new deck, replacing an old one and will likely be approved. The last ARC was for moving a fence six feet and will also likely be approved.

Following was a discussion about snow removal and changing it from four to three inches or more of snow. Some points to consider included:

1. The current document says remove when four or more inches of snow.
2. It is difficult getting to mailboxes if snow is not removed.
3. The ice coating on cement is worse if snow is removed.

One suggestion was to remove the snow on sidewalks if there is three inches or more of snow and remove from driveways if four inches or more of snow. The issue will be discussed at the January meeting.

Larry T. requested the residents who have a white fence in their backyard, and those who are out walking, to please notify Larry of any issues with the fence.

Treasurer: Blaine reported that the financials were correct and in order. There was a discussion about the amount of money in reserves and what amount needed to be in the Capital Improvements account. No decision was reached. Blaine announced there would be no increase in dues for 2024, and the final budget would be approved at the January meeting after the December financials are available.

Minutes: The minutes, which had been submitted previously, were approved.

Social: Ray H. said he would try to be more creative during 2024 with social activities and asked for ideas from members.

Lawn & Ground: Linda reported that all the concerns of residents seem to be addressed. She noted that the first fall leaf removal was not very successful due to the heavy wind that night and the next day that covered lawns with a new layer of leaves. Fortunately, Precision Lawn came out and did another clean-up, with no charge to Westmont. It was suggested and agreed to that the Board should send a thank you letter to Precision for the extra clean-up. The final clean-up is underway and then fertilizer will be applied.

Newsletter: Carol B., due to illness, was unable to be at the meeting, but John Z said the deadline for newsletter articles is noon tomorrow (12/19/23).

John Z. thanked Nancy K. and Linda S., the two members that will be leaving the Board, for their dedicated work during the past three years.

John Z. then held the election for the new Board member positions. The following positions for 2024 are:

President: John Ziegelmeyer

Vice President: Larry Tittle

Treasurer: Blain Halverson

Secretary: Carol Searcy

Social Director: Ray Hawk

John R: Lawn and Grounds

Sharon K: Landscape Committee

Carol Barlau was appointed PR Chair by John Z.

Nancy K. volunteered to be on the Landscape Committee, however her term expires, and it was mentioned that Carol B. would also like to be on that committee. Sharon K. will follow up with both Carol B. and Pam T., who may also agree to be on the committee. If any other residents would like to be on the committee, please notify Sharon K. or John Z. As provided for by the By-Laws John will make the appropriate appointments to the committee.

The meeting was adjourned.

Respectfully Submitted,
Sharon Kralicek