

WESTMONT BOARD MEETING MINUTES -- February 19, 2024

Board Attendees: John Ziegelmeyer, Larry Tittle, Blaine Halvorson, Sharon Kralicek, Ray Hawk, Carol Searcy, John Rudzinski, Carol Barlau

Other Attendees: Pam Tittle, Steve and Denise Mason, Robbie Arenson, Susan Oakson, Steve Oakson, Marilyn Rubin, Murray Rubin, Ginger Burns, Jacob Schulzinger

President: John Z. called the meeting to order. He made the following announcements:

1. There will be a Safety Meeting, 6:30, Monday Feb. 26, 2024 at St. Thomas Episcopal Church. It is open to all of Westmont, Lexington Park and Stone Haven. The Overland Park Police Department will offer suggestions to keep our communities safe.
2. There will be a Spring Garage Sale in Westmont -- April 11-13. On Monday, April 15, City Mission will pick up any remaining items as long as homeowners place those items curbside. Please review their donation requirements -- there are a few things that they will not pick up.
3. The Fall Garage Sale will be held Sept. 12-14.
4. Remind neighbors to turn in their emails to the HOA so they can get timely messages. There are only 18 without emails listed, but we need to find them and encourage participation.

Treasurer Report: Blaine reported that the financials are in good order.

1. He presented the annual budget for 2024 and it was approved by unanimous vote.
2. A Certificate of Deposit matured on February 15, 2024. A motion was made by Larry T to renew the CD for 9 months at a 5.4% interest rate. It was seconded by John R and then approved by unanimous vote.

Vice President: Larry said that there was only one ARC form submitted. The homeowner wants to move a fence to better accommodate his landscaping. Once all the details were correctly submitted, the ARC form was approved.

Secretary: The last meeting was held on December 18, 2023. There was no January meeting due to the extremely cold weather. The December minutes, previously submitted, were approved.

Lawn and Ground: John R.'s announcements:

1. Spring clean-up (leaves and debris) will begin mid-March, weather permitting. For individual yard clean up, call Precision to arrange a time.
2. Sod and seed -- homeowners need to be reminded that they are responsible for seeding their own yards. This is the time to plan what is needed. They can hire

Precision to assist with it, but the individual homeowners will be responsible for any charges. It is not part of what the HOA provides.

3. Thin trees and remove low-hanging branches.
4. Pick up acorns -- they kill grass, become dangerous for walkers and clog the sewers.
5. Pre-emergence will be put down by Precision mid-March.

Concerning our yards, we all need to remind neighbors what the HOA covers and what it does not -- especially new neighbors or renters.

Common Grounds Landscape Committee: Sharon's Committee has been studying all the landscaping surrounding Westmont on the common areas -- trees -- shrubs -- grasses. They are reviewing what needs to be removed and how to replace them for the most attractive look, while providing the least maintenance.

Sharon has asked for input from all homeowners who have experience with plants that are actually growing in our climate -- the pros and cons of specific plants.

The committee will provide a more detailed plan next month with cost estimates to be reviewed by the Board.

Social: Ray's Committee Members met recently and came up with several ideas to pursue throughout the year. They will meet again soon to make decisions but would very much like some input from homeowners. What activities would the neighborhood want and support?

For starters, there will be two garage sales (April and September) and two "happy hours" at Pinstripes (specific times TBD).

Newsletter: February is a short month. Please get information to Carol Barlau by February 21, noon, to be included in this month's Newsletter.

The Meeting was adjourned.

Respectfully submitted,

Carol Searcy