

WESTMONT BOARD MEETING MINUTES -- April 15, 2024

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

Other Attendees: Pam Tittle, Denise and Don Niemackl, Nancy Kocourek

President: John Z. called the meeting to order. The meeting location was changed to the Social Hall. He made the following announcements:

1. The Garage Sale was held April 11-13. A thank you to John Z, Ray Hawk and Larry Tittle for handling the signs -- putting up and taking down.
Pick up of leftover items was completed on Monday morning, April 15, by City Union Mission Thrift Store.
2. There will be another Westmont Garage Sale, September 12 – 14.
3. Correction about taxes / interest stated in the last meeting:
Westmont actually paid \$105 to Kansas and \$785 to the IRS for taxes on the \$3129.00 interest income earned by the HOA.

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

1. He is contacting the few delinquencies to bring them current.
2. Two CD's matured in April -- \$31,000 each. They were renewed for 13 month at 4.75% interest rate.
3. A small amount of tax was due on CD earnings. Forms have been filed and tax paid. A report will be made next month to the Board.

Vice President: Larry reported:

1. There are no new ARC forms.
2. The supply of dusk to dawn lightbulbs purchased by the Board have all been distributed. More will be purchased if requested. The bulbs cost \$3.00 each.

Secretary: The last meeting was held on March 18, 2024. The minutes previously submitted to the Board were approved.

Lawn and Ground: John R.'s announcements:

1. Week of April 22 – Spray of T-zone herbicide for weeds.
2. Week of April 29 -- Second application of crabgrass prevention with Dimension. Will kill new seed -- so be sure and put out a sign to avoid your yard if you have new grass seed growing.

3. Do not water lawns on Wednesdays or Thursday mornings. Thursday is mowing day, and a wet lawn causes problems for the mowers. Sprinklers can be turned on after the lawn is mowed.
4. Put signs out in your yard if you don't want the lawn services provided -- mowing and/or chemical applications.
5. Welcome Packets are apparently not being read. We need to figure out a way to better inform homeowners -- especially the newcomers to the neighborhood. The flyer boxes will be used right now to inform neighbors about how to care for their yards.
6. Some of the gates remained locked on mowing day. We need to notify homeowners to be sure to unlock their gates if they want their patio area mowed. It needs to be done on a weekly basis to avoid getting the grass too high to mow. This service is already included in your dues.
7. As a reminder -- homeowners need to pick up the sticks and branches in their yards and bag them -- to help the lawn service do a good job of mowing.
8. It's time for sprinklers to be turned on. Contact mark@precisionlawnKC.com at Precision Lawn or obtain your own service. Either way, the cost must be paid by the homeowner. The HOA does not provide this service.

Common Grounds Landscape Committee: Sharon has reported the following:

1. A special thank you to Larry Tittle and Sheldon Bicknell for removing the dead shrubbery on the common areas of Westmont, cleaning up the spaces and doing it for free.
2. One goal of the new plants is to provide more color at the entrances of Westmont. Ray made the motion to accept the bid from Lawn & Landscape Solutions. John R seconded it. The bid was accepted.

We need to put 50% down and will pay the remaining 50% upon completion. There is a one-year warranty on shrubs. There is a 2- year warranty on the Spruce tree.
3. There was a brief discussion about the lack of water being a problem for keeping plants alive year 'round -- especially the Spruce tree. Options are being considered.
4. A special thank you to Sharon and her committee for the diligent work in researching the plants and obtaining the bids to beautify our neighborhood.

Social: Ray's Committee:

1. A Happy Hour at Pinstripes will be held on April 24 -- 4 to 6 p.m. Thank you to Pam Tittle for arranging it.
2. They are also looking at the possibility of doing a Walk-About this Spring and a Potluck in May.
3. The Committee is still looking for someone to organize other activities: game night, book club, etc.?

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

New items: John Z. contacted the U.S. Post Office about delivery (or lack thereof) of mail in our neighborhood. He also inquired about painting the mail stations and fixing the one that is not upright. No response yet from them.

The Meeting was adjourned.

Respectfully submitted,

Carol Searcy