

WESTMONT BOARD MEETING MINUTES -- May 20, 2024

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

Other Attendees: Steve Mason, Denise and Don Niemackl, Nancy Kocourek

President: John Z. called the meeting to order. The meeting location is permanently the Social Hall. John made the following announcements:

1. There will be no July Board Meeting.
2. Tree treatment special pricing is set up with Ryan Lawn for those whose Oak trees show signs of distress. Flyers and emails have been sent out to the entire HOA. It is the responsibility of homeowners to contact Ryan and to pay for any services rendered.
3. A special thank you to the Landscape Committee and to the Social Committee for exemplary work in beautifying Westmont and for encouraging socialization of members.
4. The Happy Hour at Pinstripes and the Walk Around were both very successful and enjoyed by all who attended.

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

1. There are 5 delinquencies this month. Two will be monitored for payment; a third will be sent a reminder letter. The remaining two have been sent letters by the HA-KC, which resulted in one bringing their account current. The remaining one is a habitual late pay and will likely make some type of payment soon.
2. All bills have been paid and the accounting completed.

Vice President: Larry reported:

1. There are no new ARC forms.
2. There are still requests for the dusk to dawn lightbulbs. The Board will make them available as long as homeowners request them. A special thank you to Larry Roberts for helping with the installation of the bulbs for those high places unreachable by many of us.

Secretary: The last meeting was held on April 15, 2024. John R made a motion to accept the minutes of the previous meeting. Larry seconded. The Minutes were approved.

Lawn and Ground: John R.'s announcements:

1. A special thank you to Joe and to Paul for their help on 121st Street with trimming a tree. Both voluntarily pitched in to help -- proving what good neighbors we have in Westmont.

2. There have been complaints about the ruts left in yards after the riding mowers cut grass or spread chemicals. There has been so much rain that the ground is soft -- we can't help that.
 - a. Please do not water lawns on Wednesdays or Thursday mornings.
 - b. We have talked with Precision Lawn about driving the riding mowers a little slower.
 - c. Precision Lawn is cutting the lawns a little longer right now to help protect the grass.
 - d. Put signs out if you don't want your yard mowed or chemicals put down.
 - e. Put signs out if you want your yard mowed with a push mower instead of power mowers.
3. A special memo about treating diseased Oak Trees has been sent to everyone.
4. June -- there will be an application of fertilizer and grub control.
5. A reminder to everyone -- all bushes along the sides of houses need to be trimmed back so mowers can get through. If bushes hinder the mowers, the grass will not be mowed. It is the responsibility of the homeowner to take care of bushes along the sides or back of houses.
6. 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.
7. Will Home Inspections be done again? There was a brief discussion about whether they are needed.
8. Trash bins still need to be stored out of sight, per HOA regulations.
9. The Westmont Backyard & Garden Tour is set for Saturday, June 22 from 10am to noon. For this first-time event, there are eight neighbors who have agreed to let us view their beautiful yards. Watch the Directory Spot emails for more details and a map to the participants' homes.
10. Everyone needs to remove weeds from flower beds to keep them looking good.
11. Please be aware of rocks / bricks around trees or flower beds that have been moved due to storms. They need to be put back in place so they don't interfere with lawn mowing.

Common Grounds Landscape Committee: Sharon has reported the following:

1. All the plantings have been done.
2. Water for the tree has been moved closer, to allow better coverage.

Social: Ray's Committee:

1. Two newcomer packets were given to the new homeowners. One wasn't home. The other one commented that she was so delighted to move to Westmont because of the wonderful HOA -- the main reason she chose our neighborhood. Of course, we all agree with her!
2. The Meet and Greet included 45 people -- a little smaller than last time, but still a good turnout. Many new people participated.
3. There will be a Garage Sale in September.
4. Also in September are plans for another National Neighbor Day.
5. November may bring another Happy Hour at Pinstripes with a White Elephant party.
6. The Committee is also working on plans for an Ice Cream Social and/or Potluck dinner.

7. There is interest in a Garden Club. Some have asked about a Garden Club participating in putting plants at one of the entrances to Westmont, or at the small island on Mackey. No decisions were made.
8. The Committee is still looking for someone to organize other activities: game night, book club, etc.

Newsletter: The Newsletter has already been put together, because Carol will be taking a trip soon.

New items: The Blue Light device in Nancy's yard is used to keep out ferrell cats and other unwanted animals. It 's an animal repellent, solar powered. Not too expensive.

The Meeting was adjourned.

Respectfully submitted,

Carol Searcy