

## **WESTMONT BOARD MEETING MINUTES -- June 17, 2024**

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

**Other Attendees:** Steve and Denise Mason, Denise and Don Niemackl, Pam Tittle, Robbi Arenson

**President:** John Z. called the meeting to order and welcomed everyone. John made the following announcements:

1. There will be no July Board Meeting.
2. Please encourage homeowners with distressed oak trees to take advantage of the special pricing offered by Ryan Lawn. It will be much better and less costly to get the treatment and keep the tree healthy than to risk losing the tree. Spraying can still be done for another couple of months. 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. Waste Management missed the yard waste pick up last week. They can easily calculate how much time and manpower is needed for the normal waste pickup. But for the yard waste, they never know how much will need to be picked up. And the yard waste requires a person to actually put it in the truck. Thus, planning is difficult, and may contribute to their missing the yard waste pickup when scheduled. Sometimes, they will come very early on Saturday morning, so leave your yard waste bags out at least until Saturday afternoon. We are sorry for any inconvenience.

**Treasurer Report:** Blaine reported:

There are 6 delinquencies this month.

- a. Two are one month behind -- no action taken.
- b. One is one month behind plus late fees -- Blaine sent a letter.
- c. Two are two months behind plus late fees. A letter has been sent to each homeowner.
- d. One is three months behind. Blaine sent a letter asking them to contact the HA-KC. If their account is not current by June 21, HA-KC will send a letter, which is a precursor to filing a lien on their property.

**Vice President:** Pam Tittle reported for Larry:

1. There are four new ARC forms.
  - a. Two new roofs -- color was approved. ARC form completed.
  - b. One is replacing a fence in the same place as the previous fence. Arc form approved.
  - c. The Fourth ARC form is for siding, and it has been approved. New siding is slightly different from the previous siding but it is on the south and west side of the house, which can't be seen from the street. Homeowner agreed to keep the front of the house the same.

2. There was a brief discussion about what type of siding would be acceptable and how to go about setting up guidelines for the neighborhood. There is also a concern if some of the current siding on homes is no longer available for purchase when needing to replace old siding. The front of the homes must look alike, so it's best if both homeowners have work done at the same time. The remaining three sides of the home should have siding that is the same as the roof mate's but may be acceptable if you can't easily see a difference.
3. Larry has scheduled the Annual Homes Association Meeting with the Church for Tuesday evening, Oct. 15, 2024. Time will be announced later.

**Secretary:** The last meeting was held on May 20 , 2024. Carol S. made a motion to accept the minutes of the previous meeting. Blaine seconded. The Minutes were approved.

**Lawn and Ground:** John R.'s announcements:

1. Thank you to the numerous homeowners who helped with storm clean up.
2. All homeowners and renters get a copy of the newsletter. They need to read the newsletter to keep current with the neighborhood events and announcements.
3. Grub control and fertilizer will be applied on Thursday, June 20. This application will work best if the yard is watered afterward.
  - a. Put signs out if you don't want the fertilizer.
  - b. Put signs out if you don't want your yard mowed.
4. In July, the HOA will pay for shrubs in front yards to be trimmed, but only those that need it. Shrubs on the sides of houses may also need to be trimmed but is the responsibility of the homeowner. All shrubs, especially on the side of houses, need to be cut back so as not to interfere with the mowers.
5. Waste Management will pick up leaf bags on Friday, June 21.

**Common Grounds Landscape Committee:** Sharon has reported the following:

1. Although plants are small, they will grow and provide color as planned.
2. Sharon is keeping an eye on the watering of the plants and /or replacing any plants that have died due to the extreme heat. The Landscape Committee no longer exists.

**Social:** Ray's Committee:

1. Two newcomer packets were given to the two new homeowners. One wasn't home and it was left in their door. The other one received the packet and appreciated it.
2. The bridge group met last Tuesday and enjoyed the afternoon. A schedule was set up for the coming months -- always on the second Tuesday of the month, 1 to 4 p.m. Still room for more bridge players -- contact Brenda Flagler.

3. The Garden Tour will take place 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. Maps of the gardens will also be placed in the boxes next to the mailboxes. Please honor the time schedule shown for each garden.

**Newsletter:** Deadline for submitting articles for the Newsletter is Thursday, June 20.

**New items:**

1. Westmont will not include death notices of homeowners in the Newsletter or Directory Spot unless their family requests it and provides the notice.
2. John Z will make a list of those homeowners / renters that are not getting the Directory Spot emails. We will try to get them signed up so they can receive timely information. Also, it is important that we have their contact information in case of emergency like the storm that hit us recently.
3. If a homeowner is not listed in the Directory Spot, the least they should do is leave contact information with a neighbor or roof mate for emergency purposes.

**The Meeting was adjourned.**

Respectfully submitted,

Carol Searcy