

WESTMONT BOARD MEETING MINUTES -- August 19, 2024

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

Other Attendees: Steve and Denise Mason, Denise and Don Niemackl, Pam Tittle, Robbi Arenson, Vickie Harper, Nancy Kocourek

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

1. The Garage Sale will be held September 12-14. Pickup for remaining items will occur on Monday Morning, Sept. 16. A reminder to the sign committee -- signs need to be put up soon advertising the event.
2. The Annual Meeting will be held on Tuesday, Oct. 15, in the Social Hall of the Church. Details to follow.

Vice-President: Larry T reported that there are very few ARC forms being submitted. A reminder about them will be included in the Newsletter this month. Not all projects need ARC forms, however.

1. New siding has been approved at one home.
2. A new driveway was put in another location.
3. Two homeowners had agreed on new roofing, but problems have developed. They are trying to find a satisfactory solution.

Maintaining our properties is very important to maintaining the quality of our neighborhood. There was a brief discussion about serious problems possibly needing the involvement of the City of Overland Park, through OP Cares.

Treasurer Report: Blaine reported about the financial condition.

1. This month we have five (5) delinquencies of two months or more. As he has done in the past, Blaine prepared and sent letters to four of the five, requesting that they bring their accounts current or make arrangements with the HA-KC to establish an acceptable payment plan, no later than 23 July. Failure to make that contact and arrangements will result in a request to the HA-KC to begin the lien process.
2. The fifth homeowner had agreed to a payment plan with the HA-KC but has not followed through as agreed. Blaine asked the HA-KC to begin the lien process.
3. NOTE: If Westmont files liens against homes for not paying the monthly dues, the liens need to be renewed periodically -- about every 5 years. If Westmont doesn't renew the lien, it is cancelled and Westmont would never get the missing dues.

Secretary: The last meeting was held on June 17 , 2024. Carol S. requested a motion to accept the minutes of the previous meeting. Larry T moved to accept. John R seconded. The Minutes were approved.

Lawn and Ground: John R.'s announcements:

1. Thank you to the several neighbors who cleaned up the island at the corner of 119th Terrace and Mackey: Ray Hawk, Sharon Kralicek, Ginger Burns, Larry Roberts, Paul Magdaleno. They did an excellent job clearing out weeds and painting the bench.
2. During the last week of August or the first week of September, Precision will apply a fertilizer to allow for over seeding this fall. He needs a cool day to apply.
3. Precision will use the regular grass cutting schedule in September.

Social: Ray's Committee is planning two events in the near future:

1. September 28 is National Good Neighbor Day.
2. A Happy Hour at Pinstripes will occur sometime in October -- Pam Tittle is arranging it. Details TBD

Newsletter: Deadline for submitting articles for the Newsletter is Thursday, August 22.

New items:

1. There will be one Board Position open for next year.
2. Information about the Annual Meeting will be announced soon. There is a budgeted amount for food to be served at the meeting. Various food options were discussed but the committee is still reviewing information. Meeting attendees will need to RSVP if they plan to eat that night, so we don't order more meals than necessary.
3. Pam T talked with Barbara Kolom, a former Board Member. She recently sold her Westmont home and is now comfortable at Silvercrest, near College and Pflumm. Westmont will miss her.
4. Can John R. talk with Precision about fertilizer application? It is very uneven, allowing weeds to grow. Also, the growth of grass varies leaving a striped look to some yards. Homeowners do need to pick up sticks, and other debris that get in the way of the tractors and hinder their ability to evenly apply chemicals.
5. Several mailboxes look awful and are rusted. John Z had contacted the USPS in the past about our painting them but we are not allowed to do so. However, the Post Office isn't keeping them up and doesn't respond to John Z's requests. We will continue to look for someone at the Post Office that can help.

6. Westmont needs to check on the sprinkler timing, especially for the 119th island. It is watering the ground at the wrong times and need to be adjusted.
7. Some homes have lots of weeds, especially in their backyard. The City does have regulations concerning weeds and overgrown shrubs, and we may need to contact OP Cares to take action. The HOA takes care of grass. But other plants, shrubs, trees, etc. are the responsibility of the homeowner.

The Meeting was adjourned.

Respectfully submitted,

Carol Searcy