

## **WESTMONT BOARD MEETING MINUTES -- September 16, 2024**

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

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

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

1. John Z has actually talked with someone at the Post Office about the need to paint the mailboxes. They have issued a work order to get the job done, but they can't give us any idea of when it will happen.
2. The Annual Meeting will be held on Tuesday evening, October 15, in Hall #1 at the Church.
3. The Sprinklers for Westmont water the common areas around the fence and the islands. They turn on at the south end of Westmont at 12:30 am. They are scheduled to turn on and off moving around Westmont at all 19 zones, ending at 3:30 am at the East end. They are currently scheduled for 3 days a week but may be cut back to 2 days a week as the weather permits. The average monthly water bill paid by the HOA to water these areas amounts to \$2.42 per each home.
4. The Garage Sale was held Sept. 12 to 14. The following Monday was the pick-up for any remaining items that were put out at the curb.

**Vice-President:** In Larry's absence, Pam Tittle reported as follows:

There have been ARC forms submitted for house repair, landscaping, roof repair and painting. One homeowner was looking for a quality contractor to handle drainage and foundation problems.

**Treasurer Report:** Blaine reported about the financial condition.

1. All invoices have been reviewed and are in order.
2. This month we have seven (7) delinquencies. Two (2) are in arrears a month and have been sent a reminder letter.
3. Of the remaining five (5) delinquencies of two months or more we have:
  - a. One is currently under lien.
  - b. One is behind two months plus late fees and interest. A letter was sent asking the homeowner to contact the HA-KC before Friday, Sept. 20 to bring their account current or establish an acceptable payment plan.
  - c. One account is three months behind, plus late fees and interest. A letter and an email were sent, asking them to make arrangements with HA-KC to bring their account current or establish an acceptable payment plan before September 20.
  - d. Two accounts are more than three months in arrears. Letters have been sent including to off-property addresses asking them to make arrangements

with HA-KC to bring their account current or establish an acceptable payment plan before September 20.

4. The time has come to implement a policy where accrued, late payments of 60 days are automatically sent a stronger letter asking them to bring the account current. When the account is 90 days late, they should be referred to the HA-KC to begin the lien process.
5. The Board needs to discuss and implement protocol to handle these late accounts more expeditiously. No formal policy changes are needed. There appears to be no time limitations on liens, but we may want to renew them every 5 years anyway.

**Secretary:** The last meeting was held on August 19, 2024. Carol S requested a motion to accept the minutes of the previous meeting. Ray H moved to accept. Blaine seconded. The Minutes were approved.

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

1. No special lawn treatments will be applied in October -- only the regular mowing.
2. Fall is a good time to trim dead limbs from trees.
3. Fall is also the time to clean up the acorns that are so plentiful. They need to be picked up (shoveled) and put in the paper yard waste bags -- and set out at the curb for weekly trash pickup. DO NOT sweep them into the streets and sewers -- they will clog the sewers and cause a lot of damage. The renters in our neighborhood assume that the HOA is responsible for acorn clean up -- but that is not factual. The renters / homeowners are responsible for cleaning up the acorns and limbs and anything else in their yards that might get in the way of or inhibit the grass mowing.
4. There was a brief discussion about how many yard waste bags can be put at the curb each week. Answer: a maximum of 10 bags during the times that yard waste is picked up.
5. The HOA does hire the leaf clean-up -- once in November and once in December.

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

1. September 28 is National Good Neighbor Day.
2. On October 2, a Happy Hour at Pinstripes is planned -- 4 to 6 p.m. Thank you to Pam Tittle for arranging it.
3. The Garage Sale was Sept. 12-14. A thank you to Larry, Blaine and Ray for putting up the banners. Larry took them down. There was not a lot of activity or participation at the Garage Sale this time. The Board may need to consider if one Garage Sale per year is sufficient.
4. Two New Neighbor packets were delivered, but homeowners did not answer the door. Messages were left.

**Newsletter:** Carol B announced that the deadline for submitting articles is Friday, September 20. Plans for the Annual Meeting are underway. Packets will be distributed similar to last year. And a box meal will be offered. Details to follow.

**New items:** 1. There are several shredding events planned in Overland Park. However, most will not let you watch the shredding process. You just drop off the papers and drive away. If unacceptable, then you need to find another place for shredding -- there are lots. Pricing will vary.

2. All homes, including absentee owners, receive a newsletter.

**The Meeting was adjourned.**

Respectfully submitted,

Carol Searcy