

## **WESTMONT BOARD MEETING MINUTES -- January 20, 2025**

**Board Attendees:** John Ziegelmeyer, Blaine Halvorson, Carol Searcy, John Rudzinski, Larry Tittle, Rose Marie Frank

**Other Attendees:** None.

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

There were many positive comments from homeowners: Precision did a great job clearing the snow from driveways, sidewalks and porch steps. They even helped clear the snow ridge at the end of our driveways after the city snowplows went through the neighborhood.

**Vice-President:** Larry reported as follows:

1. There have been no ARC forms submitted this month
2. Larry requested that more dusk to dawn lightbulbs be purchased to have on hand.
3. Every finally trimmed some of the tree limbs near the power lines. However, they do not participate in any of the cleanup. There was a brief discussion about how to handle the cleanup, although no decisions were made at this time.

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

1. All invoices have been reviewed and are in order.
2. The year 2024 ended on a positive note – due to the lack of snowfall last winter, Westmont ended up with a budget surplus.
3. This month, however, we are over budget, due to the huge snowfall on Jan 5-6. That should even out next month unless we get another snowfall, since Precision is now being paid monthly. If we are still over budget next month, funds will be moved from the reserve account.
4. Precision contract expires at the end of this year and will be reviewed later this year.
5. The 2025 budget was distributed to Board Members and explained by Blaine. Larry moved to approve the new budget. John R. seconded. It was unanimously approved.
6. This month there are nine (9) delinquencies one month or more in arrears. Of the nine:
  - a. Two still have a small amount due to late fees.
  - b. Two homeowners are now two months in arrears. Blaine will contact each homeowner to make payment arrangements with HA-KC.
  - c. One homeowner, due to erratic payment history, is estimated to be two months in arrears plus late fees and interest. This homeowner will also be contacted to remind them of their obligations and request that they contact HA-KC to make payment arrangements.

- d. The remaining four homeowners remain under lien. All were recently contacted via a mailing by our attorney to further impress the seriousness of their delinquency. One of these four has made payment arrangements with HA-KC and has, so far, met that commitment.

**Secretary:** The last meeting was held on October 21, 2024. Carol S requested a motion to accept the minutes of the previous meeting. Larry moved to accept the Minutes. John R. seconded. The Minutes were approved.

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

1. John is looking for a way to thank Precision for the extra work they provided free to Westmont.
2. Their free services need to be publicized in the newsletter.
3. New neighbors always get a welcome packet emailed from HA-KC but only if the new homeowner supplies their email address. Hard copy is handed out by Ray, who is notified by HA-KC of new neighbors.
4. A notice needs to be put in the newsletter to remind newcomers to give their email address to HA-KC if they want to receive any information.

**Social:** No Report.

**Newsletter:** The deadline for submitting articles to Carol Barlau is Thursday, Jan 23, 2025.

**New Business:**

1. Rose Marie asked about how to set up a Westmont FaceBook page to communicate lots of different information to homeowners. Several Board Members are looking into it.
2. The Board was notified about a CTA Message from HA-KC, explaining a new federal law requiring personal information be supplied to the US Treasury Department for all Board Members. Details of the law are still being litigated, but for now, we may or may not be asked for the information. Will wait and see.

**The Meeting was adjourned.**

Respectfully submitted,

Carol Searcy