

WESTMONT BOARD MEETING MINUTES -- March 17, 2025

February Board meeting was cancelled due to extremely cold temperatures.

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

Other Attendees: Denise and Steve Mason, Ed Land

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

1. One snow removal last month was less than the required 4 inches. However, the Board requested that Precision shovel the snow anyway, because the bitter cold was very dangerous for any homeowner to be outside shoveling the snow off their driveways.
2. Neighborhood Garage Sale will be held May 1 to 3 -- Thursday through Saturday. City Thrift will pick up any remaining items on Monday morning if left at the end of the driveway.

There was discussion about having only one garage sale each year instead of two. No decision was made.

3. Sheryl Lorenz wants to organize a clothing drive in Westmont for Big Brothers / Big Sisters. The Board has no objections since she will be in charge.

Vice President:

1. Larry announced that ARC forms are being turned in for several projects. Improvements include roofing, siding, French drain that may be extended, replacing skylights.
2. There was discussion about bringing in a paper shredder just for Westmont homeowners. Will look into the cost.
3. The Board is looking for a curb painter. Please let Larry know if you have a name.
4. Inspections are still occurring in Westmont, but on a random basis. If you want the exterior of your home inspected, please contact Larry.

Treasurer:

1. Blaine reviewed the invoicing and bills and all are in order.
2. There were 12 late payments this month. Six were only one month past due and these will not incur any late fees, etc. because of the erratic mail service.

3. Of the remaining six,
 - i. Two are one month in arrears -- will receive a courtesy call.
 - ii. Two are two months in arrears. One just recently paid the full amount and is current. The other one is in lien status.
 - iii. Two are four months in arrears and are in lien status.
Further action may be taken.
4. Because of erratic mail service, it is even more important now to sign up for the automatic withdrawal for monthly dues.

Secretary:

There was no meeting held in February due to the extremely cold temperatures. Ray made a motion to accept the Minutes of the January Board Meeting. Larry seconded. They were approved unanimously.

Lawn and Ground Chairman Report:

1. John R requested we send a special thank you to Precision Lawn for picking up the tree limbs cut down by Evergy. There was no extra charge for removing the limbs from Westmont.
2. Mailbox Repair -- we are "on the list" according to the Post Office. No timeline is given when the work will be done.
3. Westmont regular mowing day will be Thursday, beginning April 3. The second application of fertilizer and week killer will also be done.
4. The Board encourages homeowners who do not want the lawn service to put out their signs two days before the service is scheduled -- and then take the signs down after the service occurred. He will remind Precision to be sure to notify us in advance to accommodate those homeowners.
5. If you want the backyard mowed, be sure to unlock gates and pick up dog waste.
6. A reminder to all homeowners -- trees are the responsibility of homeowners -- not the HOA and not the City. Trees belong to the home -- and need to be maintained properly by the homeowner.

Social Chairman:

1. We welcome a new addition to the committee: Vicky Harper.
2. The Committee is considering several activities:
 - i. Happy Hour at Pinstripes-- this will occur, probably in the spring.
 - ii. Block Party

- iii. Appreciation Day
- iv. They are reviewing suggestions from other HOAs. No other decisions have been made.

Newsletter:

1. Earth Day is April 22. Carol suggested taking pictures and putting together a collage to encourage neighborhood activities supporting Earth Day.
2. Carol will include in the newsletter tips for getting your yard ready for spring and summer. Information taken from Better Homes and Garden magazine.
3. Deadline for the newsletter information is March 20.

New Business: None

Questions:

1. If not growing grass, should we be allowed to plant clover?
 - a. Pros:
 - i. Good ground cover -- looks better than dirt
 - ii. Almost maintenance free
 - iii. Takes very little water to grow
 - iv. Does not need mowing
 - b. Cons:
 - i. Spreads everywhere – difficult to contain
 - ii. May interfere with a neighbor's grass and create neighborhood conflict
2. Rose Marie and Carol B are trying to set up a private Facebook page just for Westmont residents. The previous owner of Westmont Neighborhood no longer lives in the area and is supposed to be turning over ownership to Carol. If that doesn't happen soon, they will set up a completely new Facebook page.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy