

WESTMONT BOARD MEETING MINUTES -- April 21, 2025

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

Other Attendees: Robbie Arenson, Leslie Siskey

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

1. The Westmont Garage Sale will be held May 1 to 3 -- Thursday to Saturday. Larry will put up the signs.
2. Waste Management will not do a "group" bulky item pickup -- each homeowner has to call in on their own to set up the pickup. They will do one pickup per year for one or two items. There may be a few limitations on type of items allowed, so check with the company when arranging the time for pickup.
3. John Z looked into having a shredding truck come to Westmont, solely for our homeowners. However, it will not happen -- our HOA is either too small for some shredding companies, or their costs are prohibitive.
4. The Board had approved Sheryl Lorenz to conduct a clothing drive in Westmont for Big Brothers / Big Sisters. However, she has not responded yet.

Vice-President:

1. Larry announced that ARC forms are being turned in for several projects. Two were approved at this meeting.
One for new siding was denied because the siding by the two front doors don't match. Deed restrictions require that both units look alike. A discussion with the contractor should be able to correct the situation to everyone's satisfaction.
2. Larry requested that we redo the ARC form slightly -- to emphasize that the form should be sent to Larry or to the Westmont Board and not to the HA-KC. Sending it to the HA-KC just slows down the approval process.

Treasurer:

1. Blaine reviewed the invoices and bills, and all are in order.
2. Paying Precision level monthly payments has been working well.

3. This month, there are six homeowners with unpaid fees of one month or more.
 - a. One is one month in arrears but is making erratic payments – and is currently in lien status.
 - b. Three are two months in arrears. Blaine continues to contact the homeowners. One remains in lien status and will receive a reminder to pay the dues. The other two will receive reminders.
 - c. Two homeowners are four months or more in arrears and remain in lien status.
 - i. One of them is working with HA-KC to make payments via the automated payment program.
 - ii. The other one constantly ignores any reminders or communications from the HOA. The Board approved moving forward with legal action against this homeowner.

Secretary: Larry made a motion to accept the Minutes of the March Board Meeting. John R. seconded. Minutes were approved unanimously.

Lawn and Ground Chairman Report:

1. Mowing will occur one day earlier just for the one week of the Garage Sale -- to eliminate interference with the traffic. Mowing will be on April 30 instead of May 1, weather permitting.
2. Weed spraying will occur the first week of May. Chickweed chemicals will be added to the regular weed spraying.
3. There are a few homes in Westmont that have dead or dying trees that need removal or trimming. Homeowners are not taking care of them. John R will call Overland Park Cares and ask them to encourage the homeowner to deal with the trees before they cause major damage to homes.

Social Chairman: Happy Hour at Pinstripes will occur Wednesday, April 23, 4 to 6 pm. We look forward to having a large turnout.

Newsletter:

1. Carol was able to become the new administrator for the Westmont Facebook Homepage. She is currently removing all of the participants that no longer live in Westmont. There were 76 people listed on the FB page – only 22 still live in Westmont.

Carol is updating the FB page and will open it to Westmont homeowners soon.

2. Deadline for the newsletter information is April 23.

New Business: None

The meeting was adjourned.

Respectfully submitted.

Carol Searcy