

## **WESTMONT BOARD MEETING MINUTES -- June 16, 2025**

**Board Attendees:** John Ziegelmeyer, John Rudzinski, Larry Tittle, Carol Searcy, Carol Barlau

**Other Attendees:** Denise Mason

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

1. Should Westmont hold a neighborhood garage sale in the Fall? The spring sale had a weak turnout and there are several other ways to dispose of unwanted household items. The Board decided not to hold a neighborhood garage sale in the Fall.
2. There are several trees in the neighborhood that are diseased, dying or are overgrown, in need of trimming. Ryan Lawn is still offering the special pricing for spraying diseased trees. Homeowners need to contact Ryan Lawns to set up an appointment. The HOA is reminding homeowners again that trees are the responsibility of the homeowner.

The Board encourages homeowners to be proactive in trimming or treating trees to prevent problems in the future. Larry Tittle can help homeowners find a tree trimmer if they are looking for one.

3. There will be no Board Meeting in July.

**Vice-President:**

1. Larry announced that ARC forms are still being turned in for several projects. One was approved at the Board Meeting.
2. Several projects have been completed and are very successful. Homeowners are working hard to keep the neighborhood looking terrific.

**Treasurer:**

1. Carol Barlau gave the report in Blaine's absence.
2. Good news -- one homeowner who was way behind in monthly dues has paid all fees and penalties and is current.
3. This month, there are three homeowners with unpaid fees of one month.
4. There are three homeowners that are three months behind. They are in lien status.
5. One home is behind over 4 months because the homeowner passed away. The family lives out of town, but we are working with them to bring the account current.
6. For the end of June, we are \$8500 ahead of budget.

**Secretary:**

Larry made a motion to accept the Minutes of the April Board Meeting. (Reminder -- the May Board Meeting was

cancelled due to severe weather). John R. seconded. Minutes were approved unanimously.

**Lawn and Ground Chairman Report:**

1. Shrub trimming will occur the first week of July, along with the insectide application in the yard.
2. Grub control will be applied the week of June 22 (Thursday) along with the third round of fertilizer.
3. We are still trying to get Evergy to trim trees that involve power lines. We are not allowed to hire it done. Evergy wants a permission slip to enter the property. And Evergy does not clean up the trimmed branches. We hope that Evergy gets to our neighborhood soon.

**Social Chairman:**

1. The Backyard Garden Tour was very successful. Everyone who attended really enjoyed the event. Carol B. will put together a collage of the backyards to share with those who could not attend.
2. There are no social events planned for the summer.
3. National Good Neighbor Day will be held September 28.

**Newsletter:**

1. Carol B and Rose Marie are working on Westmont Facebook page.
2. Deadline for the newsletter information is June 20.

**New Business:**

1. Denise asked if the Newsletter could be emailed via Directory Spot. Her Newsletter arrives so late via the Postal Service. The answer is Yes -- from now on, it will be mailed and emailed to everyone. There is no additional cost to the HOA for emailing the Newsletter.
2. Watch out for wasp nests in the Westmont mailboxes located next to the U.S. Postal Service boxes. Carol B was badly hurt when putting information in the boxes. She suffered a severe and painful injury to her hand. The Board's Workmen's Compensation will cover her medical expenses for wasp stings -- and will pay triple salary for lost wages due to the impairment. In addition, each Board Member will be provided a case of Wasp Spray, training on how to use it and a special "quick draw" carrying case that can be used when walking the neighborhood.

**The meeting was adjourned.**

Respectfully submitted.

Carol Searcy