

WESTMONT BOARD MEETING MINUTES -- August 18, 2025

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

Other Attendees: Denise Mason, Robbie Arenson

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

1. The annual meeting is moved to Wednesday, October 22, since the Church room was not available on Tuesday.
2. 17 people have contacted Ryan Lawns to have their trees treated, and a few other homeowners used other vendors. Approximately 20 trees have been treated this summer.
3. Lawn and Snow Services for 2026: Bids were requested from 6 vendors. Three did not respond at all. One said that our mowing was too custom for them. One bid was very high. The final bid was from Mark at Precision Lawn.

Precision Lawn's contract was approved by the Board for three more years. (Note: Precision Lawn said that he will not be able to plow snow from driveways that are in poor condition because it ruins the plow blades.)

Vice-President:

1. Larry announced that ARC forms are still being turned in for several projects and are being approved. There are several driveways being replaced on 119th Terrace.
2. Larry T and John R will be performing inspections during the month of September. The goal is to help homeowners identify exterior problems to be corrected, which will maintain all of our property values and keep the community looking its best.

Treasurer:

1. Financials are all in order for July.
2. Only one homeowner remains in lien status. There are 6 homeowners with unpaid fees of only one or two months. All are being monitored and/or contacted for follow-up.

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

Lawn and Ground Chairman Report:

1. Mark at Precision Lawn has hired an Administrative Assistant to help him, so he can spend more time in the field with his teams.
2. Fall fertilizer will be applied in the first part of September. The HOA will send out a "Directory Spot" email announcing the day of the event.
3. John R. is still working with homeowners to trim trees, especially those hanging over the perimeter fence and keeping them away from cable and power lines.

Social Chairman:

1. Upcoming events:
 - a. September 13 -- Westmont Annual Picnic
 - b. September 28 -- National Good Neighbor Day
 - c. October 8 -- Happy Hour at Pinstripes
 - d. October 22 -- Annual Meeting
2. Watch Directory Spot for details of each event.

Newsletter: Deadline for the newsletter information is August 22, 2025 by the end of the day.

New Business: There was a general discussion of what can be done to get homeowners to keep their backyards in better shape.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy