

## WESTMONT BOARD MEETING MINUTES -- January 19, 2026

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

**Other Attendees:** Robbi Arenson

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

1. A motion was made by Carol Searcy to approve the officers for 2026, seconded by Larry Tittle. It passed unanimously.
  - a. President: John Ziegelmeyer
  - b. Vice President: Larry Tittle
  - c. Secretary: Carol Searcy
  - d. Treasurer: Blaine Halvorson
  - e. Lawn and Grounds: Linda Stogsdill
  - f. Social Director: John Rudzinski
  - g. Board Member: Rose Marie Frank
  - h. Public Relations: Carol Barlau
2. The Spring Garage Sale will take place May 14-16. Will check on pricing for a new sign.
3. Even though this is a holiday week, Trash Pick-up will still occur on Friday.
4. At some point in January, Trash Pick-up will stop collecting yard waste, but they will notify us when that will be.

**Vice-President:**

1. Larry Tittle announced that ARC forms are still coming in and the work will be done as weather permits.
2. Larry Tittle has a written quote for removing the trees as requested by the City and replacing them in the Spring. The quote, however, is for labor only and does not include the cost of new plants.
3. Westmont will send a letter to the company digging holes to lay fiber conduit along 119 Street, in case the sprinkler system has been damaged. That will put them on notice, since we won't know about any possible damage until we turn the sprinklers on this spring. And they are not finished digging holes yet.

**Treasurer:**

1. Blaine Halvorson reported that this month, there are 3 homeowners that are 3 months in arrears, plus fees and interest. These are the habitual late pays. Blaine Halvorson will have HA-KC initiate the lien process. There are a couple of other late payers, but they will be monitored. HA-KC must file the liens on behalf of Westmont. They need to be responsive to Blaine Halvorson's requests. Once liens are filed, they will

be left in place for a year, just to make sure the payments continue on time, since filing and releasing liens cost the HOA money.

2. Annual budget:
  - a. Lawn and Grounds increased about \$8000 for the year. The amount for snow removal was reduced by \$4500 for January.
  - b. A new expense line item was added under Trash Collection and Recycling: Board initiated infrastructure repairs / safety. No amount is budgeted at this time.
  - c. All other items budgeted remain close to the same amount as last year, with slight increases for higher postage costs and water. Trash pickup will increase 6% in October, per their signed contract.
  - d. This year, dues will remain the same.
  - e. John Rudzinski made a motion to accept the budget as presented -  
- Carol Searcy seconded. The motion passed unanimously.

**Secretary:** Larry Tittle made a motion to accept the Minutes of the October, 2025 Board Meeting. Rose Marie Frank seconded. Minutes were approved unanimously.

**Lawn and Ground Chairman Report:**

Linda Stogsdill reported that nothing is happening right now because of the cold and dry weather.

**Social Chairman:**

1. John Rudzinski reported that there will be a meeting of the Social Committee, January 27, to plan the year and set up a calendar of events.
2. The committee members, so far, are John Rudzinski, Rose Marie Frank, Robbi Arenson, Carol Barlau, Vicky Harper and Pam Tittle.
3. There will be a report from the Committee next month.

**Newsletter:**

1. Deadline for the newsletter information is January 22, 2026 by 5:00 p.m.
2. Rose Marie Frank suggested that the Newsletter include information about free events in our area. She will supply the listings as she receives them.

**New Business:** Three Westmont homes have new residents.

**The meeting was adjourned.**

Respectfully submitted.

Carol Searcy