

## **WESTMONT BOARD MEETING MINUTES – July 20, 2026**

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

**Other Attendees:** Denise Mason, Nancy Kocourek

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

Lot of trees in Westmont need trimming or iron treatments to keep trees healthy. The Board may send a letter to each homeowner with the problem trees about getting their trees treated or removed completely.

**Vice-President:**

1. Larry Tittle announced that there have been 2 additional ARC forms submitted. There is a lot of work going on in the neighborhood.
2. There has been no progress on finding plants for the Antioch entrance. However, the grass looks nice and there was a discussion about keeping the look as is, without adding more bushes. No decision was made.

**Treasurer:**

1. Blaine Halvorson reported that there are six homeowners with unpaid dues.
  - a. Two homeowners have small outstanding fees due to past penalties or interest. Blaine will contact them.
  - b. One homeowner is one month in arrears in dues, interest and penalties from previous months. Blaine will contact them.
  - c. Two homeowners are two months in arrears in dues, plus interest and penalties. Blaine will contact them to encourage arrangements be made with the HA-KC.
  - d. One homeowner is three months in arrears in dues, interest and penalties. Blaine contacted the HA-KC to begin the lien process.
  - e. Each lien costs \$500 to file, but the homeowner has to repay the fee to the HOA before the lien is lifted. The lien stays in place until fees are paid. We cannot keep a lien on if the homeowner is paid up in full.
2. Precision Lawn has repaired the cut sprinkler lines. This bill has been sent to the Contractor who installed the underground lines and is responsible for the damage. So far, he has not responded.

**Secretary:** Carol S called for a motion to approve the Minutes from the May 18 meeting.

Larry moved that the Minutes be approved. John R. seconded the motion. They were unanimously approved.

**Lawn and Grounds Chair Report, Ed Land:**

1. There will be no mowing this week.
2. This week, there will be the second spraying for broadleaf weeds. It must be done very early in the morning. Once dried, it is safe for animals.

**Social Chair, John Rudzinski:**

The Social Committee will meet on August 10, at 1:30 at St. Thomas the Apostle Church to plan:

- a. Annual Picnic
- b. Recruiting helpers for any social event so all the work does not fall to the committee members.
- c. Good Neighbor Day.
- d. Happy Hour in October -- where should it be?

**Newsletter:** Deadline for the Newsletter is July 23, 2026 --a day earlier would be helpful.

**Questions:**

1. What can be done about all the rental property in Westmont, especially when owners are not responsive to the HOA for correcting problems?
  - a. Report properties to the City. Overland Park requires a license and a fee for all rental properties. The HOA has no power -- but the City does.
  - b. In the past, any changes to the By-laws governing rental property have failed.
  - c. As a start, we need to compile an accurate list of all rental property in Westmont and encourage them to get proper licensing.
2. How much did Westmont pay for the mud jacking that was done recently.  
Answer: about \$3100.

**New Business:**

1. Precision Lawn submitted a letter canceling their contract with Westmont, effective August 6 (last mow date).
2. There was a discussion about how to proceed and how to handle a smooth transition to a new service. Volz Lawn and Landscape has come highly recommended by area HOAs. Cost is almost the same as Precision Lawn.  
Larry Tittle moved to hire Volz until the end of this year. Ed Land seconded the motion. It was passed unanimously. They are hired to handle all the same services that Precision provided for Westmont homeowners.

**The meeting was adjourned.**

Respectfully submitted.

Carol Searcy