

Westmont Board Meeting Minutes, May 17, 2010

Attendees: Tom Armstrong, Jake Schulzinger, Brenen Frye, Doug Pierce, Bill Framel, Doug Pierce, Skip Stogsdill

New Business

Garage Sale—Mixed feedback. Loretta felt there was good traffic/sales for some folks despite poor weather 2 of the 3 days...Tom felt turnout was minimal and had to lower prices for sales. Trouble tracking down the banners led to idea of starting an inventory sheet for HOA owned items and a known place to store.

Financial Report—Jake reported one residence delinquent on dues payment.

June Block Party—Decided to host on either Saturday, June 19, on the 120th St. cul-de-sac (or Saturday, June 26 if it rains on the 19th), with HOA funds to buy hot dogs, burgers, buns, soda and attendees to bring a side dish, estimated to cost \$200.

Trees to be Treated for Iron Deficiency—Doug reported that some 36 trees had been marked and would be treated shortly with 12 buckets rotated on the trees with a bucket remaining one week per tree. Owners should see greening of leaves within 3 days.

CD approved for \$25,000—Jake recommended, and board voted to put \$25m from the HOA's unallocated fund, into a 6-month CD which would earn \$112 in interest, to then be put back into the CD for another 6 months.

Lawn maintenance—HOA saved \$500 in Summit not being able to cut the previous week due to heavy rains. While several cost-cutting options are available if necessary to balance out the unexpected snow removal expenses the first quarter of the year, the budget remains on par and Tom advised against cutting back on lawn maintenance. Bill, Doug, et. al. pleased with the good work Summit did on the islands.

Home Evaluations—Brenen affirmed that the inspections will commence, as stated in the May newsletter, now that the May garage sale is over.

119th St. Fence Repair—Tom contacted Guier recently to determine the delay in repairing a section of fence destroyed by an Overland Park snowplow in March. Bill had contacted Guier 2-3 times earlier and was told wet weather was the culprit. Tom was told the delay was "allegedly due to Guier having to back order bracket parts and the fence would be completed this week." Bill made a motion to fire Guier but consensus was to wait until the fence was fixed, then ask questions about the current \$15,000 Westmont has in inventory, etc. Tom will give options next mtg. The Board hopes OP will reimburse the \$2000 repair bill as the city did once before.

Antioch Widening project—Tom will take paint or flags to try and determine where the easement will be that affects Westmonters living on Antioch. Then the board will need to meet with them and get their input on the best type of fencing. Per Shirley Knise the negotiations with the city of Overland Park with those owners impacted by the widening went smoothly.

Deffenbaugh—Tom still working/talking with them and will have more info at June board mtg.

Misc.—Bill made motion to let lady on 119th St. with roof leaks due to adjoining neighbor not repairing/replacing his, and has not received any help from local/state officials, to go ahead and replace her shake roof with composition. Consensus was for board to stay out of but not disapprove if she were to replace her side of the roof with composition. Lady had attended the April board meeting to explain her frustration and board was sympathetic to her plight.