

Westmont Board Meeting Notes
April 16, 2012

Attendees: Shirley Knese, Mike Perry, Kris Johnson, Pam Tittle, Barb Kolom, Brenda Flagler

Absent: Tony Fink

Financial:

Kris provided the March financial statements to the board. Year to date current earnings for 2012 are \$10,250. Kris advised she had paid \$7874 to Summit for two cuts, clean up, lawn pre-emergent and bedding pre-emergent.

Delinquent dues for April were discussed. We've had some response from the four letters that Rod Hoffman sent out in March. One property we listed as a bad debt has been paid in full, this was the amount owed before the foreclosure. We still have two residents on the delinquent list and both have liens against the property. Kris was contacted by one homeowner having good intention to start paying on current dues and set up payments for the past due amount. We discussed having Rod Hoffman send a second letter, but Kris understood Rod would like the association to file a suit for the next step. Kris is to advise the board with Rod's response.

Shirley reported we paid Summit \$500 for moving some of the perimeter plants. Shirley and Ken have purchased the balance of the plantings from Suburban Lawn & Garden for \$1856. Suburban will plant after the sprinkler system is completed for the perimeter. We have \$2000 in reserves for the replacement plantings.

Mike reported he received another bid for the entrance signs. Acme Sign has quoted \$3580 (plus taxes) to fabricate and install the signs. They will also remove old signs and dispose of them. Kris made a motion to contract Acme to install the signs. Barb seconded the motion. Five board members voted in agreement. We will need to make a decision on paint colors by the next meeting.

Lawn & Garden:

Pinnacle has been working in the subdivision installing sprinklers for the homeowners. Pinnacle should complete the sprinklers for the perimeter of the subdivision by early May.

Tony and Ken have had a few complaints about mowing. They will monitor with the crews on future service.

Deffenbaugh has delivered the recycle carts to the subdivision. We have received a few requests for smaller recycle carts, but the smaller carts are for handicap per Deffenbaugh. We decided to honor our contract.

Property Value:

We discussed our plan about property inspections. We will have a meeting May 7th to review the inspection form and see how many volunteers we have to help the board members. Barb will put another notice in the May Newsletter requesting volunteers for the project. Our plan would be to have another meeting with all teams to help with inspections and review the inspection form. We would like to complete inspections by the week of June 9th.

Communication/Social Activities/New Business:

Meeting came to order at 6:45. We were informed that Mike and Brenda would be late, due to commitments.

March minutes passed with a motion from Kris and Barb seconded the motion.

Next board meeting will be May 21st at 6:30pm. We discussed publishing the board meeting dates in the Newsletter and agreed to make the dates public. Barb will start publishing the meeting date in the May Newsletter.

Pam reported HA-KC has about 100 responses for the directory update. Jamie at HA-KC will supply a spreadsheet with all the names and information she has to date. Pam will pick up the request forms from HA-KC so we can start a proofing process. Need to verify the volunteers we have to help with the follow up on residents that have not responded.

Information boxes have been placed by the postal box and at each entrance. Ken Knese was responsible for getting the boxes and putting them together. These will be used for notices for lawn service and other subdivision updates. Shirley advised the cost was only \$258 and Ken donated his time and labor.

Brenda reported we have three new residents in Westmont. 8309 W. 120th Terrace, 8325 W. 120th Terrace, and 12013 Hemlock.

Brenda will have notifications about the Garage Sale listed in the KC Star, Craigslist, and Signs will also be posted. She will also make arrangements with a nonprofit charity for left over items to be picked up the following Monday.

The subdivision has also received a gift from Ken & Shirley Knese. We now have a nice bench in the island at 119th Terrace and Mackey.

Meeting Adjourned: