

Westmont Board Meeting Notes  
August 18, 2014

Attendees: Mike Perry, Don Niemackl, Pam Tittle, Ken Knese, Barb Kolom, Brenda Flagler

Absent: Hans Johansson

**Call To Order:**

Meeting came to order at 6:40.

July minutes passed with a motion from Barb and Don seconded the motion.

**Financial:**

Don provided the July financial statements to the board. Year to date earnings for 2014 are \$10,576. Our total expenses for July were \$8,944. Spectrum lawn service total cost was \$5,175; included 5 mowings.

Delinquent dues for July were discussed. Don informed the Board we have two residents delinquent. One resident is paying the balance each month to catch up with the increased dues last January. The other resident Don has not been able to contact, he will follow up with HA-KC to verify a letter has been sent.

**Lawn & Garden:**

Ken advised he has scheduled the lawn renovation project with Spectrum Lawn Service. All lawns front and back will be aerated and over-seeded with a fescue blend. Areas with bare ground will be verticut before seed is spread. This project will start September 22<sup>nd</sup> and complete on September 29<sup>th</sup> (weather permitting). He also informed Spectrum will not mow for two weeks. Week of September 22<sup>nd</sup> and September 29<sup>th</sup>.

Ken also advised Spectrum will treat lawns with a pre-spray for weeds, nut-grass, and crab grass a few weeks before the renovation begins.

Ken asked Barb to put a detailed article in September's newsletter. Reference the project and advise homeowners they must mark all sprinkler heads and valve boxes. Westmont and Spectrum will not be responsible for damage to items not marked properly.

Ken also requested a notification be put in the newsletter that flower beds and spaces between driveways are to be maintained by the resident.

**Property Value:**

ARC – Requests

8316 & 8318 W 120<sup>th</sup> Terrace – Paint both units – Paint colors were approved for the house and the deck.

8306 W 120<sup>th</sup> Street – Another ARC form was received requesting the Board to choose between four colors - The Board agreed on a brown stain if this could be properly applied to the deck. The resident needs to discuss with the paint company how this would be applied.

Mike reviewed the three letters he sent out in June.

8315 W 120<sup>th</sup> Terrace – Window unfinished has been finished. Mike sent a letter to thank the resident for their timely response.

12036 Hemlock – Waiting on the survey for the fence. The paint color has not been resolved.

12039 Hemlock – Backyard is overgrown with weeds and brush. No response at this time. Ken is going to follow up to see if the yard has been cleaned up.

Mike will send four letters to units with different color garage doors. Both garage doors are to be the same color of paint.

**Communication/Social Activities/New Business:**

Don advised the Overland Park Planning Commission approved our new entrance signs. Don has the permits and everything is ready to go. Mike and Don will meet with the contractor August 19<sup>th</sup>.

Pam supplied the Board with a rental property list and the general guidelines to be printed in the directory for their review. Barb suggested after adding the information about the ARC form to the guidelines, we should revise the order of presentation. Pam will revise the guidelines and forward to Mike and Barb for review.

The October Board meeting was scheduled for October 6, 2014 and Don suggested we move to October 13<sup>th</sup>. This meeting is earlier due to the annual meeting in October. The Board all agreed to October 13<sup>th</sup> and Pam will follow up with the church.

Barb will put a notification about the annual meeting in the newsletter. Brenda advised we would start the meeting at 5:30 to 6:00 for social time. The meeting will be at St. Thomas Church and catered by Hy-Vee.

Barb will also put a notification about the fall garage sale, September 25<sup>th</sup> thru 27<sup>th</sup>. Brenda will arrange for City Union Mission to pick up donations the following Monday.

**Meeting Adjourned:**

Next Board meeting will be September 15, 2014 at 6:30 PM.