

Westmont Board Meeting Notes

July 15, 2013

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

Absent: Mike Perry, Tony Fink (Ken Knese attended for Tony)

Call To Order:

Meeting came to order at 6:30.

Color Committee:

Don Roth was a guest at our meeting. Don is a member of the Color Committee working with five other members to establish guidelines for exterior materials and colors. The committee met at Barb Kolom's home on June 26th. Barb presented thoughts and ideas that were discussed at the meeting. The committee worked on exterior color selections. The selections included paint colors, roofing materials and colors, and deck materials and colors. Don advised the Board since he joined the committee; during his walks around the subdivision he has been more observant of the overall aesthetics of the neighborhood. Overall he feels Westmont looks good and does like the different exterior colors we have. Don prefers the variety and not a standard 5 to 6 colors as some subdivisions. Don suggested we check into putting a QR code on our website so residents could download the guidelines to their phones. The Board appreciated both Don and Barb for their discussion and updating the committee's progress. Barb would like to have a final draft to present at the next Board meeting.

Our regular Board meeting began after the committee presentation.

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

Financial:

Kris provided the June financial statements to the board. Year to date current earnings for 2013 are (\$7,520). Director Insurance was increased from \$750 in 2012 to \$865 in 2013. HA-KC accrued Summit invoice for \$9000, we had 5 mowings and shrub pruning was done in June. The water bill was \$193 for June; with the lack of rain the perimeter sprinklers were ran.

Delinquent dues for June were discussed. We have two properties delinquent. Kris spoke with both residents and should be paid in full this week.

Lawn & Garden:

Ken advised with the hot dry weather he'll continue to monitor the mowing with Summit. They did not mow on July 4th and will not mow July 18th.

Ken has talked to Summit about adding mulch to some of the common areas that need mulch. The mulch should be done this week.

Ken advised AT&T had cleaned up the scrubs on 119th Street that had fallen over from last winter's snow.

Property Value:

ARC – Requests

No new requests have been submitted.

Shirley advised she had spoke with KCP&L about many of our street lights that were burned out. She said KCP&L has fixed the lights, if we notice any more please call KCP&L.

The follow-up on property inspections with “Poor” ratings were reviewed and will be mailed in July. Kris finished the three letters and Pam will address and mail the inspections to the homeowners. We have two homes the City of Overland Park needs to be notified about the lack of maintenance.

We had more discussion about garage doors not matching the attached home. Mike provided a partial list and we all agreed we have many more. Barb will put another notification in the August Newsletter. We will follow up at our next Board meeting.

Ken advised the City of Overland Park is planning to repair curbs and sidewalks. The utility flags have been placed, but we do not know the dates for the repair.

Communication/Social Activities/New Business:

Brenda advised we have a new homeowner Andrea Edgeller and her son Sam at 12013 Hemlock.

Brenda’s nominating committee for Board positions will meet August 27th at her home. We have three positions to expire in December.

Brenda noted she will purchase three gift cards for the three Board members completing their term.

October 15th is the date for the Annual Meeting. Barb will put a notification in the August Newsletter. Due to the annual meeting, Shirley suggested we have our October Board meeting on the 7th.

Shirley discussed having a meeting to review updating the restrictions. She asks everyone to review the Supplemental Restrictions written in 2008 that were not filed. We all agreed the document could be revised instead of starting all over. A meeting date will be determined.

Meeting Adjourned:

Next board meeting will be August 19, 2013 at 6:30 PM.