

Westmont Board Meeting Notes
October 8, 2012

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

Call To Order:

Meeting came to order at 6:35.

September minutes passed with a motion from Brenda and Kris seconded the motion.

Financial:

Kris will provide financials by the end of the week. Our meeting was too early to get the reports from HA-KC. I will add earnings to the minutes when reports are received. The \$747 credit from Deffenbaugh did appear on the September billing. Kris reviewed the financial reports for the annual meeting.

Shirley noted in preparation for the annual meeting she checked the January 10th delinquency report and the total amount was \$6622.75. We had all delinquencies cleared in September. The board all agreed Kris has done an outstanding job with collections.

(Kris emailed the financials on October 12th. Year to date current earnings are \$1,282. Kris advised the charge on the postage for the directories had not been corrected, but will be corrected in October. We had one resident show up as delinquent. Kris called the resident and the dues have been paid.)

Lawn & Garden:

Tony and Ken had a few inquiries about the selection of lawns that received the renovation. The explanation was to work on the outer perimeter of the subdivision first. All residents will receive the lawn renovation within the next 2 years to follow.

Tony submitted his annual report for the board to review.

- *Snow removal savings of \$14,000, depending on what happens in November and December.
- *A savings of about \$9,000 for lawn costs due to the drought and fewer mowings.
- *Several bids received for the perimeter sprinkler system that ranged from \$21,000 to \$13,000. Ken requested contractors to also bid on homeowners irrigation systems to allow a savings to each homeowner.
- *Complimented Ken Knese for all the work he has done planting and transplanting.

Shirley asked Kris to verify the date for the 1st cutting of the grass. Shirley also wanted to verify the charge for mulching and cleanup. Kris will verify and get back to everyone.

Property Value:

No updates on property inspections.

We discussed a paint color chart for Brenda to review with the resident at 8306 W. 120th St. This is the resident with the purple deck that needs to be repainted.

Brenda and Tony were going to meet up with the mason Brenda spoke with last month; the mason did not return her call. Shirley suggested we contact Don Niemackl to help with design and bids for the entrance signs. We need to get some cost figures for the 2013 budget.

No ARC requests had been received for this month's review. No update on the driveway project at this time.

Communication/Social Activities/New Business:

Kris suggested when a board member is responding to a homeowner we should state as follows: On behalf of the Westmont Board.

Brenda reported she had approximately 55 residents attend the picnic on September 22nd. Fun was had by all that attended. The cost for the picnic was \$500.

Brenda has 72 reservations for the annual homeowners meeting. Brenda has hung signs at each entrance to remind homeowners of the meeting on October 16th.

Pam submitted a list of the new homeowners and renters from October 2011 thru September 2012. Shirley will welcome the new residents at the annual meeting.

Balance of the reports from Shirley, Mike and Kris will be forwarded to Brenda to include in the handout for the annual meeting.

We discussed some projects we would like to complete in 2013.

- Entrance signs

- Tree trimming – Pin Oaks in the front yards. Residents not having a Pin Oak we will trim one tree in the front yard.

- Iron treatment for trees

- Review and follow up on home inspections in March or April

- Update restrictions with paint colors, roofing, siding and etc.

Meeting Adjourned:

Next board meeting will be November 19, 2012 at 6:30 PM.