

Westmont Homes Association

Board of Directors Meeting-August 18, 2008

7:00 p.m.-11919 Mackey

Attendees: Sandy Goodwin, Brenda Flagler, Billie Napier, Bill Framel, Shirley Knese, Martin Viveros, Karen Harrison

Absent: Tom Armstrong

Meeting called to order at 7:05 p.m. by Sandy Goodwin

Previous meeting minutes reviewed. Minutes were approved.

New Business

Shirley Knese: Re 119th Project

City project manager is Wayne Goudenhoff, 895-6042 and or Allen Daniels 233-9432. Shirley expects are 119th will be completed by October. Tom Armstrong and Shirley Knese have copies of City plans.

Antioch work completion may be as late as 2009 or 2010, requiring widening of Antioch from 119th Street to the Westmont Antioch entrance. The City contract calls for reimbursement of up to \$25,650 in expenses incurred for fencing and landscaping along 119th Street. Shirley anticipates the City may consider an additional grant for Antioch as time gets closer to that job.

Fencing

Contract with Guier locks in cost for fencing along both 119th & Antioch at \$22,736.48. Guier rep who negotiated contract is no longer employed there. New rep has expressed resistance to honoring contract noting the contract contains no date. Shirley will hold Guier to contract and has advised them the lack of a date is because we cannot establish same. The City will determine when work will be completed.

Fencing will be removed when requested by Westmont Board. New fence will be installed in two to three phases:

119th Entrance to Antioch – 830 feet
Corner of 119th & Antioch – 54 feet
Antioch

Moving of Fencing to private lots – No firm cost has been established. Former Guier rep stated approximately \$500. Shirley will negotiate with Guier.

12102 Hemlock – Owner Glenyce Botten requests fencing along Hemlock
12109 Hemlock – Tenant (owners daughter) declines. Owner not contacted.
8301 West 119th Terrace – Nancy Kocourek – contacts unknown – Tom?

Permits will be required. City code requires the following:

- A fence or wall may not be constructed in the front yard or in front of the front platted building line, whichever is more restrictive, except for decorative entry fences.
- Back yard fences may not extend beyond the residence.
- Side-yard fences may extend no further than 12 feet in front of the front of the residence and shall be no closer than 15 feet closer to the street.

Action Items: A board representative should confirm fencing location specifics with the city. Shirley Knese will then obtain cost from Guier for board review and approval. Property owners should then be contacted and fence relocation confirmed.

Removal and disposal of old fencing material is part of existing contract. If someone else removes old fencing, must be cleared with Guier so as not to break contract.

If residents are interested in getting old fencing material, recommendation is to put resident in touch with Guier. Board came to consensus on this issue. Harold Raasch and Hadley Stranghoner will be contacted by board member who will then refer them to Guier. Shirley will advise Guier before residents are notified.

Landscaping

The 119th Street fencing will include three recessed panels designed to soften the look by allowing for plantings along the insets. Plants must be selected and work order placed for same. Planting decisions need to be made. Clean up and trimming need to be scheduled to allow for fence installation.

Sandy Goodwin suggests considering Knockout Roses be planted, three plants at each inset, as these plants are easy to grow and do not require special care. They are the most disease resistant rose on the market. Knockouts bring color for a long period, with a generous bloom cycle (about every 5-6 weeks) that will continue until the first hard frost. All of the Knock Out Rose are self-cleaning so there is no need to deadhead. Recommended care is to leave the Knock Out rose bush intact over the winter and cut the shrub down each spring to approx 12 inches. A mid year shaping may also be helpful. The roses bloom on new growth.

Electrical Work

Dee Savage Abbot obtained an estimate for boring and bringing power to the 119th Street entrance monument in August, 2007. The board requested an estimate for electricity to be fun to Hemlock entrance, and corner of 119th & Antioch. The estimate came in at \$3335.00 from Sheffield Electrical Construction, Inc. Contact is Terry Sheffield, e-mail - highvoltage33@sbcglobal.net. Westmont address for electricity is 8303 119th Street. KCP&L contact is Raymond – 816-377-5317 or Monique at (816) 556-2200. No contract has been executed and no work order placed.

Action Items: It is suggested that interested board members and residents do a walk through along 119th, Antioch, green space and other common areas to establish landscaping, electric, signage and clean up work order recommendations.

Annual Meeting

Meeting to be held October 21 at Bacchanalia, 12450 Newton St. This will be announced in newsletter. Sandy Goodwin motioned no fee be charged for dinner. Motion failed. Residents will be asked to contribute \$5 per person, mail to Brenda for meal prior to meeting. Brenda will not be at September

meeting, she suggests board meeting materials to her by 5:00 p.m. on 10/16. Brenda needs 2007 meeting minutes. Board meeting scheduled for 10/20, with annual meeting on the 21st. Meeting on 10/20 will be at Brenda's house beginning at 7:00 p.m.

Nominating Committee

Sandy has asked two people to serve with her on committee. With Martin's resignation, his position will need to be filled. Brenda provided a rotation list for board member position openings. Ballots need to be developed and need two people to count ballots. Consider making property value position a board position. Ed Fogarty from Aspen will be invited. Clarence Foxworthy (Fox) from HACCD will also be invited.

Lawn Maintenance

Bill reported \$5978.77 July expenses, leaving \$32,500.00 +\$8500 for snow removal. No mowing last month saved \$1500. Tree and shrub repair and clean-up are still outstanding. Need to consider fall clean up at next month's meeting. 33 trees are dying, and will cost \$60 per tree to treat. We will vote on approach to take next month since there was not a quorum at end of this meeting. Discussion on tree maintenance followed.

7 residents are getting sprinkler systems at \$1200 each, with four zones.

Property Value

No update from Blaine Halvorson regarding property maintenance reports.

Treasurer's Report

The report was reviewed in Billie's absence. Delinquency reports are getting longer. Verify whether letters have been sent regarding late dues.

Social

Joshua & Jessica Dill are new residents at 8300 W., 119TH Terrace

Renters will be receiving newsletter going forward

No word from Tom regarding box at T-Bones game

Record Retention

Brenda Flagler, Sandy Goodwin and Karen Harrison agreed to serve on a committee to establish guidelines. Meeting scheduled for Wednesday, August 20, 2008 at 2:30 pm.

HACCD Contract

The board will vote on entering into a contact with HACCD at the September meeting.

