

Westmont Board Meeting Notes
October 10, 2011

Attendees: Brenen Frye, Shirley Knese, Kris Johnson, Tony Fink and Skip Stogsdill

Absent: Loretta Rhodus

Financial:

Kris reviewed the financial packet that will be given out at the Annual Meeting. Brenen requested a few changes be made before final copies are created.

Kris has not received final September financials from HA-KC at this time.

Lawn & Garden:

Tony and Ken should go over the list of comments that have been made since the 1st of the year re: yard mowing at the annual meeting. There were 50 comments to start with, but has now slowed down. Board feels homeowners should also take responsibility in maintaining their yards.

Summit Lawn Services has given Tony a bid with no increase for 3 years. If we push mow all yards that will cost us an additional \$2,500 per mowing. Summit Lawn could cross-cut and re-seed 1/3 of our properties every year for 3 years. Board will need to review this at their next monthly meeting. Summit has 2 more years on their contract with us. Tony will work with Summit about guidelines re: our property. If we accept Summit's bid Tony will need to notify them before Jan 1, 2012. Brenen was given a bid from Extreme Lawn for \$46,680 to just do mowing. No deep discussions have been done with Extreme re: the specific requirements of Westmont. Summits cost is around \$35,900 for the mowing. If Tony receives anymore questions or concerns re: lawn service then we should get another bid for our yard service. If we have numerous questions at the Annual Meeting re: yard service – Shirley should hand out the short survey as residents leave. If not questions, then don't hand out at this time.

Beds on the island need to be maintained. The board needs to discuss how this will be handled.

Tony and Ken are looking at getting more bids for the irrigation down Antioch and 119th.

One of the resident's (in Westmont) dog is pooping in the neighbor's yard even though the dog is on a leash. Neighbor needs to contact the City of Overland Park as well as try taking to resident about the issue.

Property Value:

The new "3 Strike Rule" had its final review. A copy will be handed out at the Annual Meeting and will be sent to Skip to be included in the Westmont November newsletter.

Communication/Social Activities/New Business:

September minutes passed with a motion from Skip and Shirley seconded the motion.

Skip received a notice re: a Sears discount on "garage solutions" for Westmont homeowners. The board has previously agreed that any advertising by someone other than a Westmont homeowner will not be placed in our newsletter.

Shirley will include the Westmont Property Maintenance sheets in the handouts at the Annual Meeting.

So far there have been 51 people sign up for our annual dinner. A check in the amount of \$1,507.89 was requested to pay for the dinner. Kris will get with HA-KC re: the advanced payment. There will be no slide shows at the dinner this year. Therefore, a projector will not be needed. So far there has only been 1 request on the advanced questions for the annual meeting re: tree branches.

Shirley reviewed the agenda and ballot for our Annual Meeting with the board.

Board members should be at the Meeting facility by 5:15pm so that they can greet residents.

Shirley has the tickets for the drawing – 3 residents will get 1 month dues free in January, February or March of 2012.

We need 4 new board members to replace the outgoing members. Shirley already has 3 lined up. She will get Bio's on the potential candidates.

Skip needs to mention in the November newsletter about vandals and thief in the neighbor.

Meeting Adjourned: