

Westmont Board Meeting Notes  
August 20, 2012

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

Absent: Tony Fink

**Call To Order:**

Meeting came to order at 6:30.

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

July 30<sup>th</sup> special meeting minutes passed with a motion from Brenda and Kris seconded the motion.

**Financial:**

Kris provided the July financial statements to the board. Year to date current earnings for 2012 are (\$2,013). Kris contacted Deffenbaugh to dispute the June & July charges. Deffenbaugh will credit our account in August for \$498. After review of the spreadsheet Kris provided in July on Summit's charges for 2012, she moved \$1372 to the special projects account. The charges she moved were to be included in our landscape project. The deposit check from Acme Sign was also received by HA-KC.

Delinquent dues for July were discussed. We received final payment on one delinquent resident; the resident is now current with HOA dues. HA-KC will have the lien removed from the property within a couple weeks. Kris suggested the board send a note of appreciation to the resident and we all agreed. We have one resident that remains on the delinquent list and should go back to court in mid September. Kris to contact the attorney and discuss if we are amending the judgment we had or a new law suit. The board would like to know how we get the total amount owed.

**Lawn & Garden:**

We should see a savings with Summit for approximately \$7600 due to the cut back for mowing. This would be thru the time frame from June 21<sup>st</sup> to August 30<sup>th</sup>.

We will have an additional charge with Pinnacle for repair of the old sprinkler system connecting to the new system at the Antioch entrance.

Ken Knese has still been spraying for weeds and nut grass on the perimeter of the subdivision. Brenda worked on the 119<sup>th</sup> entrance and island weeding and trimming roses.

Tony and Ken had to do additional repair to the lights at the Antioch entrance.

Tree hanging over the fence at 119<sup>th</sup> and Antioch needs to be trimmed. Pinnacle stated this could be part of the problem for the spruce trees dying. We need to address trees hanging over the perimeter fence with the property owners.

Tony and Ken will start to solicit bids to trim the Pin Oaks in 2013.

**Property Value:**

Shirley reported all of the home inspections had been mailed. We had two returned in the mail. One home was a rental and is vacant. Will need to verify one address with HA-KC. Shirley had one resident contact her about the inspection received and would like someone to come by and review the areas of concern. Shirley requested Mike to contact the resident.

We reviewed the homeowner's requests we had covered at our special meeting in July. Three letters were sent certified mail to the residents. We have satisfied the following requests: roof on Hemlock, front entrance on Mackey and satellite dish on Mackey.

We discussed the email the board received about the purple deck. The resident is persistent about not changing the color of the deck. The email addressed different colors on decks along with a blue driveway in the subdivision and wanted to know if these were approved. The decks referred to were generally accepted deck colors. The blue driveway is a sealer not painted and will fade with time. Kris will contact the attorney to get his thoughts on the matter. Shirley with input from the board will send another certified letter to the resident insisting she change the deck color.

As a board we voted (6) to put the entrance signs on hold until 2013. The cost to fix the signs had increased over double what Acme had originally quoted. There was a definite misunderstanding what was to be contracted. We will continue to solicit bids to have a correct amount to budget in 2013.

Barb reported the committee working on the driveway repairs and replacement is actively pursuing bids.

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

Pam initiated conversation about how to respond to email inquiries received by the board. With Mike having the responsibility to oversee property values, we decided he would respond to the initial email and copy all board members with a general response. This would make every one aware in a timely manner. Inquiries not in relation to home improvements will be assigned to the appropriate member.

Pam reported the new directories would be mailed out before the end of August. She had a final copy to approve and report back to HA-KC.

Brenda set up the date and time for the annual neighborhood picnic, September 22, 4:00-7:00 PM. We will meet on Dave and Rene Mulka's driveway. She will set up with Hy-Vee for the catering. Food and drinks will be provided. She is planning Bingo and every one brings their pennies to play. Barb will put a notice in the newsletter.

The annual meeting was also discussed. The meeting will be October 16<sup>th</sup> at Bacchanalia Restaurant same as the past few years. A cash bar will be open at 5:30 and dinner will follow at 6:00. The annual meeting will follow after dinner. We have no new positions to fill this year. Barb will also include in the newsletter.

Barb will include in the newsletter the new ARC form. This is a "Westmont Architectural Review Committee Application" to be submitted before homeowners initiate exterior changes to their home or property.

#### **Meeting Adjourned:**

Next board meeting will be September 17, 2012 at 6:30 PM.