

Westmont Board Meeting Notes
February 17, 2014

Attendees: Mike Perry, Hans Johansson, Don Niemackl, Pam Tittle, Ken Knese, Barb Kolom

Absent: Brenda Flagler

Call To Order:

Meeting came to order at 6:30.

January minutes passed with a motion from Ken and Don seconded the motion.

Financial:

Don provided the January financial statements to the board. Year to date earnings for 2014 are \$4,837. Our total expenses for January were \$6,788(\$7,088 less legal expense \$300 accrued in December). Spectrum had a snow removal cost of \$3,157. Don will have HA-KC change the expense code for the \$200 donation to St. Thomas the Apostle Episcopal Church from 52400 to 51621(Board Meeting Expense).

Delinquent dues for January were discussed. We have two residents showing as delinquent. Don informed the Board the past due amounts are due to the increase in January. Both residents show \$8.00 past due.

Lawn & Garden:

The Board reviewed our decision to not clear sidewalks due to ice prior to the snow storm. Many emails and phone calls were received by both Mike and Ken about the decision not to clear snow from the sidewalks and porches. Mike and Ken had Spectrum return and clear the porches and sidewalks for the neighborhood. For future snowfall two inches or more we will clear all porches and sidewalks. If we have ice, it is the responsibility of each homeowner to remove the ice. We do not supply ice melt or salt for the neighborhood. The public sidewalks will also be cleared last.

Ken contacted Spectrum about some questions on the new snow removal contract. After his meeting the contract was revised and an addendum for charges on sidewalk snow removal was put in place. Mike signed off on the contract addendum presented to the Board.

Property Value:

ARC – Requests

No new requests at this time. Mike was expecting to receive an ARC request from a new resident on 119th Terrace, but maybe in March.

Barb will put another notification in the newsletter, about garage doors not matching in paint color. Both exterior portions of a dwelling shall be painted the same color except for the front door can be a different color.

Communication/Social Activities/New Business:

Mike was not able to contact the attorney about the letter in reference to violations of restrictions. Mike asked all Board members to review the letter Kris provided the end of December.

We reviewed the "New Resident Packet". We have some updating and a few things that should be removed.

Barb will contact HA-KC about updating the Board Roster on the website. We have pictures and bios on the website now and we all agreed to remove and just do a listing of current Board members.

Barb and Pam will update the "Directory Information Request" to send with the March newsletter. We issue a new Directory every two years and the last one was released in 2012. The new directory for 2014 will be completed by mid-summer.

Ken raised the question about what assurance do we have about HA-KC managing our financials. Don said he would verify with HA-KC what protection is in place for all the Home Associations.

We discussed the Garage Sale dates and Barb will put the first announcement in the March newsletter. We will continue with the May sale and announce a later date for an October sale. At the annual meeting it was suggested to change to a fall sale instead of the spring sale. We will try to get some feedback for the fall dates.

Meeting Adjourned:

Next Board meeting will be March 17, 2014 at 6:30 PM.