

Westmont Homes Association

Board Meeting Minutes

January 25, 2010

Attendees: Tom Armstrong, Bill Framel, Brennan Frye, Doug Pierce, Loretta Rhodus, Jake Schulzinger, Skip Stogsdill

Opening – Welcome to Jake Schulzinger who has joined us to help as Treasurer. He has lived in Westmont 16 months and is a retired industrial engineer, technical writer and management consultant.

Activities/Discussions

1. We reviewed the meeting minutes from last two months. We moved to approve the minutes.
2. Tom handed out manuals for everyone and we reviewed the contents.
3. Jake has agreed to be on the board and act as Treasurer. Since we already have our quota of board members, Jake agrees to voice comments/concerns but will not vote at this time.
4. **Ground Maintenance.** Bill feels that they may not have enough people in Summit to handle the services. The guy from Summit does not respond as quickly as Aspen used to. They didn't have enough people to handle the snowstorm but they did do a great job. However, we did have an unusually high amount of snow. When the city came in and blocked the driveways, Summit was out there New Years Day doing their job. Bobcats were more effective than snowplows but take longer. A few miscommunications between new company and Bill. Snow removal of sidewalks is not included in bid but we will still make sure it is done. Summit did a better job of cleaning the sidewalks than Aspen. One direction to give them is to give them a priority on which items to attack first (i.e. driveways, then sidewalks, or whatever). We had to remind them where to park their equipment. Bill and Tom will meet with Ryan to discuss these concerns.
5. **Communication** – January newsletter arrived end of December...few glitches (spacing, etc.). Directory is underway. We will give people one more chance to respond. Right now we want to continue doing the newsletters every month instead of once a quarter. If you have more than two pages, it adds time and expense. Karen will post some events on the website. Tom emailed the picture that is on the front of our manuals to Skip. Skip reviewed and made a few changes to the directory. We are adding a picture and website url. Loretta provided samples of magnets and we discussed having a bank pay the cost of the magnets in return for having their logo on it with ours. Doug will go see Summit and see if they want to donate the cost of the magnets. Loretta had a social committee meeting, has initiated a movie night for February and weekend coffee for March. She has reserved the restaurant for the October annual meeting. She also provided some information on different types of message boards for the entrances to Westmont.
6. **Budget.** We reviewed the 2009 budget and actual. We also reviewed budget for 2010. When we have a charge from Aspen or grounds people, the charge comes, for example, in March but doesn't get paid till April. We need to do a better job of communicating how to code bills from lawn and grounds maintenance. We received 26,000 from overland park in 2009 for reimbursement for fencing in 2008. We should check with Foxworthy to see what we can get on our CDs once we get budget straightened out. Jake and Tom will meet with Foxworthy. We don't show any charges for newsletter last year. Tom will check to see if

that is correct. There are charges for postage. Jake will get list of accounts from HAKC and get better understanding of how to code so we will have more accurate reporting. We need to do a good job of telling them how to account for it. Will put \$750 for committee expenses and sort it out later.

7. **Deffenbaugh**. Trash collection – sometime during the year we are going to have to meet with Deffenbaugh. We believe there will be a fuel surcharge increase possible and have added into budget. Until we know better we are estimating it at 10% increase. Should know more next month.

Everyone should read the Capital Project: New Perimeter Fencing document and be prepared to discuss next meeting.

We will put an estimate of the 2010 budget into the newsletter.

New business

1. Bill gave each of us an estimated budget for lawn & property maintenance.
2. We discussed having a different focus for social committee. We will think about having some sort of care program for our neighbors in need. Mainly our older neighbors who may need groceries, medicine or help at their home. We will think about and discuss more at next meeting.

Next meeting is at Bill's house on February 15. We will talk about Deffenbaugh, directories and finalize budget.