

## Westmont Board Meeting Minutes

September 20, 2010

Attendees: Tom Armstrong, Jake Schulzinger, Loretta Rhodus, Brenan Frye, Karen Harrison, Don Niemackl (guest)

Absent: Doug Pierce, Skip Stogsdill

Minutes from August meeting approved

Financial: Jake Schulzinger reported that new resident wished to see copy of financial report to ensure association is financially sound.

Bill from Summit correct regarding August billing. Account numbers were not reflected, \$250 credit for magnets not yet reflected.

There are currently four residents delinquent on dues, with lien on one property

Bids requested to remove trees/shrubs on common properties. Two bids received so far, one from Ryan Landscaping, one from Arbor Barber. One other bid is pending. Cost will be approximately \$3000 to do the work, with funds coming from island restoration account.

Some complaints have been filed, per Jake, regarding Summit's performance, but complaints have been minimal.

Tom had question regarding bill from TruGreen, he is unsure as to what charges are for, but he will check into it further. Tom stated he would contact Doug Pierce for clarification. It is recommended that going forward all treatment information should be documented.

Annual Meeting: Loretta talked to manager from Bacchanalia, they have purchased new podium. Loretta has gotten someone to assist at front desk. 16 people have RSVP'ed so far for attendance.

Tom indicated we have two signs from last year to announce annual meeting, we will deliver existing signs to Loretta.

Loretta plans to have drawing for free HOA dues.

This year, we will not provide printed copies of last year's annual meeting minutes; residents will be directed to visit the website.

No Communications committee report.

In a discussion prior to this meeting, Skip suggested a few home inspections be done each month. Tom suggested doing 20 homes per month. Brenan suggested reviewing only homes with visible issues, but

Tom stated all homes should be inspected. Letters should be sent to all residents stating whether home condition is ok, or if not, what issues should be addressed.

Fence Project: Don Niemackl has volunteered to develop (sketches with different options) new fence layout. Don met with Shirley Knese, and stated the original fence layout called for offsets, with just enough space for better landscaping.

Jake brought up discussion with Skip Stogsdill on grouping of board positions. This would equalize amount of time each board member spends. It was decided this issue should be readdressed when new board is formed in January 2011.

Deffenbaugh: Contract received from Deffenbaugh. Tom to email set of clarifications to board members following this meeting. Tom is ready to sign contract, with issue of residents unable to physically handle cart outstanding. Tom has asked for something in writing to determine how trash collection will be handled for these residents. He is willing to sign contract once this issue is addressed satisfactorily.

Summit: All work going forward will need to be in writing. Fungicide treatment is off the books and needs to be financed from reserves since it was not in budget. Tom stated he will work on expectations for mowing for Summit, since there have been some issues in that area.

Board Vacancies: Loretta will stay on board until her house is sold and will assist other board members. Doug and Karen will be leaving board. We have three vacancies. Voting proxies will be distributed to residents that will not be attending the annual meeting.

Tom proposed level of gifts for those that served/participated on the board.

Minutes submitted by Karen Harrison, Board Secretary