

### **Board Monthly Meeting October 2014**

At the October Board Meeting, preparation was finalized for the Annual Meeting and Dinner. A homeowner presented an ARC form for approval, Ken Knese discussed the completion of the lawn project, and announced Deffenbaugh would begin pick up our yard waste (see notes below.)

### **Annual Westmont Homes Association Meeting and Dinner**

Our Association's annual meeting and dinner was October 21, 2014. Four new Board members were elected: Carol Barlau and Don Roth were each elected to a three year term: and Mike Perry and Audrey Smith were elected to a one year term. Their service will begin January 1, 2015. Each brings enthusiasm, unique talents, and professional and personal experiences that will well serve the members of our association.

Following the dinner, the meeting commenced. Each current Board member gave an annual report. Each of our Board members has performed the duties of their office with excellence, in compliance with the Association's restrictions, and for the benefit of all members. Copies of these reports are available to you by calling any Board member.

President Mike Perry welcomed the members and briefly reviewed the 2014 Board business. This included working with homeowners in resolving exterior siding, paint color, fence, and lawn issues; working with new and existing homeowners to be in compliance with the HOA restrictions and submitting an ARC form prior to home exterior work; working with a new vendor for lawn care and snow removal; the lawn renovation project for all homeowners; and the new entrance monuments (installation in November.)

Vice-President Hans reported the Property Values committee has performed several walk-around inspections and where needed, the property owners have been notified of recommended improvements and changes. "This is to insure that the neighborhood has a nice esthetic appearance" and property values are maintained for all homeowners.

Secretary Pam Tittle presented the minutes from the 2013 Annual meeting. Members at the meeting voted to accept the minutes as written. Pam indicated the 2014 Westmont Neighborhood Directory had been mailed with the October Newsletter.

Treasurer Don Niemackl described how the budget is created each year and how the budget is monitored. He then presented the 2014 financial review. He gave a Financial Review of the 2014 Budget including revenue, expenses, and reserves. Don reported the Association is in good financial condition and the reserves are increasing to the level recommended by HA-KC.

Grounds Chairman Ken Knese reported the lawn project to aerate, over seed, and fertilize every member's yard was completed and the properties are showing healthy grass growth. Because of the rain this season, there have been 28 cuttings compared to 23-24 per season in the last few years. Our first leaf clean up will be in time for Thanksgiving. Deffenbaugh will pick up your yard waste (in

recyclable paper bags) each Wednesday morning...our regular trash day. It will be collected by a separate lawn waste truck. The service is included in your dues. Up to 8 bags of yard waste may be placed each week at the street edge of your driveway. Tree branches and small limbs must be cut into four-foot lengths, bundled into 18" diameter bundles, and wrapped securely in twine. Ken said some plants around the perimeter will need to be replaced next spring.

Social Chairperson Brenda Flagler presented a certificate and a gift of appreciation to the Board members whose terms expire Dec 31, 2014. She also called for a vote to determine if the Annual Garage Sale would be held in the spring or fall. Attendees voted to have it in the fall.

**Three Members Win Drawing:** For the one month free Westmont dues, the winners were: Murray and Marilyn Rubin, Jennifer Jameson, and Pat Beaver. Congratulations!

### **SOCIAL NEWS**

- **Tea at Three**—Second Tuesday each month. **Tea at Three will not be held in November.** It will resume in December 9, 3 pm at Brenda Flagler's home, 8335 W. 120 St., 498-1617. Everyone is welcome!
- **Bunko**—Second Wednesday of each month. **Bunko will be November 12 at 7 pm. Bunko will at Carol Cassidy's new home: 9531 Birch Street, Apt 110.** Call Carol for more information: 499-7522.
- **Bridge**—Last Wednesday of each month. **Bridge will not be held in November.** Information for Bridge in December will be in our December Newsletter.

**November Westmont Board Meeting:** Monday, November 17, 2014 at 6:30 pm, St. Thomas the Apostle Episcopal Church, 12251 Antioch, Overland Park, KS 66213.

**HOMES ASSOCIATIONS OF KANSAS CITY:** [www.ha-kc.org](http://www.ha-kc.org) HAKC maintains the Westmont website. The website gives you access to the Westmont newsletter, Board minutes, Bylaws and Restrictions, Westmont exterior materials and color guide, the ARC Application for exterior home changes, and general information about the Board and Westmont Homes Association.

**Do you have a Westmont suggestion or concern?** *Contact our Board members 8am-5pm.*

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- ▶ **Pam Tittle, Secretary** 913-661-9161 [pam.larry@sbcglobal.net](mailto:pam.larry@sbcglobal.net)
- ▶ **Don Niemackl, Treasurer** 913-451-3985 [deniemackl@sbcglobal.net](mailto:deniemackl@sbcglobal.net)
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