

**MINUTES OF ANNUAL MEETING  
WESTMONT HOMES ASSOCIATION, INC.  
OCTOBER 17, 2006, 5:30 P.M.  
TRAILRIDGE COMMUNITY CENTER**

The Annual Dinner meeting was opened by President, Shirley Knese. Residents were requested to pick up their Annual Meeting packets and those who had made reservations to begin the dinner buffet.

The President called the Annual Business Meeting to order at 6:05 p.m. with a welcome to residents. A thank you was extended to Brenda Flagler, Social Chairman, for all the organization and work for tonight's buffet. The buffet is provided from your Westmont funds at no cost to residents.

Reading of 2005 Annual Minutes was presented with a copy in each resident's packet. They were accepted as written and presented.

Guest, Mr. Clarence Foxworthy (Fox), Executive Director of HACCD (Homes Association of Country Club District) was introduced and ask to say a few words. He stated that he became Executive Director of HACCD on May 1, 2006. He previously was in Advertising as Chief Financial Officer for 26 years. Tonight is his fourth Annual meeting as Executive Director and he is impressed by the turnout of residents and their support for the Board of Directors. He is looking forward to working with Westmont Board of Directors.

Recognition of residents Annie and Mark Viveros and thanks to them for providing microphones and speakers for the Annual Meeting.

The President introduced current Board Members and spouses. An explanation was provided of resignations of Board Members, their term of office and how the By Laws provided for appointment of current residents to the Board to fill these positions.

**Current Board of Directors:**

President, Shirley Knese, completing term of Lynn Yeskie, expiring 2007  
Vice Present, Bill Framel, completing term of Ginger Burns, expiring 2006  
Secretary, Dee Abbott, completing term of Shirley Knese, expiring 2007  
Treasurer, Jean Cooley

**Directors at Large:**

Grounds, Tony Fink, term expiring 2006  
Property Values, Kevin Donahue completing term of Harold Raasch, expiring 2006  
Social Director, Brenda Flagler

**Non-Voting Members Appointed:**

Newsletter, Ginger Burns  
Property Values, Tom Armstrong

Presentation of the President's Report was given highlighting the activities and changes for Westmont Board and Residents throughout the last year. A copy was provided in the packet.

- a. Review of CD investments and Money Market Account Funds. The CD funds previously automatically reinvested will be placed into the Money Market account and future CD investment will be selected and monitored by the Board of Directors.
- b. Insurance Coverage for Westmont HOA was reviewed and it was found that we were underinsured. Coverage was revised.
- c. A Safety Deposit Box at Country Club Bank (Location of Westmont Accounts) has been secured for copies of Certificates of Deposit, Certified Plat of Sumarlee Estates, copies of current insurance information, Articles of Incorporation and past records and minutes. This will make information readily available to the Board for decisions. No actual funds will be in the Safety Deposit box. Three Board of Directors have keys and access. Country Club Bank is offering the first year at no charge and a fee of \$ 5.00 annually thereafter.
- d. The Board is continuing to monitor the widening of 119<sup>th</sup> Street and will notify Westmont residents as information becomes available.

e. Currently communication with residents is thru the Monthly Newsletter. Discussion is ensuing regarding a future Westmont Website to expand communication availability.

f. The Revision of the current Restrictions is very near completion. Copy of the Current Restrictions and the latest draft of "Supplement for Restrictions" will soon be delivered to each owner. They have been delayed by attorney review and are back in Committee for review. No rental clause has been included in the "Supplement for Restrictions". A date of delivery will be in the newsletter. Owners will be given an opportunity for review. They may contact any Board Member by phone, e-mail or in person with questions. After review by the residents and Board of Directors all owners will be contacted for their signature accepting the Supplement for Restrictions, which will then become effective.

A committee of thirteen (13) began the research and review with a committee of four (4) continuing thru the year long process. Chairman, Shirley Knese; Committee - Tony Fink, Bob Gilworth, Barbara Kolom and Dee Savage Abbott.

Report Update on Westmont home now in foreclosure. The home has been sold to a banking institution and is currently in the ninety (90) day holding period prior to any further action. There are considerable Westmont monthly dues in arrears on this property. The Board of Directors has been advised of their position in the process and of the considerable costs involved for the possible recovery of these dues.

#### REPORTS BY COMMITTEE:

TREASURER, Jean Cooley reported that Profit and Loss and Financial Statements thru September 30, 2006 are included in the Annual Packet and will be included in the monthly newsletter. The CD's will be transferred into the Money Market Account and reinvested by the Board of Directors into a proposed program with Maturity Dates laddered and smaller amounts into each CD. Better rates will be secured and laddering will provide for market changes.

GROUNDS, (Lawn and Snow Removal), Tony Fink gave an extensive report on budgeted and actual costs of itemized expenditures for the current Westmont Budget beginning March 1, 2006. He also included average costs per property for these services.

He reported that Aspen's contract provides for a 3% increase for 3 years, of which there is one more year provided. The closest bid to them at the time of negotiations was an additional \$20,000 for the same services. He stated that Aspen has always responded to any problem that has been reported. And that an excess of un-expended mowing expenditures of \$3,000-\$4,000 for the year is projected.

Also presented was information on the Oak trees in the subdivision. The yellow color of the Oak leaves indicates a deficiency of Iron in the soil. There are three methods of treatment: 1) Drill the tree and inject with iron. 2) Insert iron supplement pegs into the ground around perimeter of tree. 3) Apply iron supplement thru the use of deep root feeding. It was confirmed that the spring is the time for treatment. Fall treatment would be ineffective.

SOCIAL EVENTS, Brenda Flagler, directed residents to the Social Activities Report on Page 12 of the Annual Packet. Sign-Up for activities was posted on the wall behind the Board tables. She encouraged all to come forward with ideas for new events and activities. MOTTO - Become Friends and Neighbors. KEY TO SUCCESS - Feed them and They Will Come.

The President called for the election of Board of Directors the three (3) open terms. She stated that the Board of Directors had reviewed the By Laws and it provided for two methods to elect board members. 1) By Nominating Committee. 2) by Nominations from the floor with write-ins. The Board chose the Nomination Committee choice. A nomination Committee was appointed to contact residents and request them to run for election to fill the three (3) vacant positions (each a three year term) for the Board of Directors. They presented a slate of three residents willing to be presented for election: They are: Tom Armstrong, Bill Framel and Martin Viveros.

Ballots (beige paper) were prepared and mailed to all residents for vote and return if unable to attend the Annual meeting. Those present are requested to cast your vote on the green ballot attached to your annual packet. All voters must be in good standing with the Rules and Restrictions of Westmont Homes Association, Inc, subdivision of Sumarlee. It was established that a quorum was in attendance for voting purposes. The ballots were collected and the appointed residents prepared to count for announcement of election later in the meeting.

The President announced that the By-Laws need to be reviewed and revised this year and that a committee will be appointed.

The meeting was opened to Residents that would like to speak. They were requested to go to the microphone so that all could hear their comments.

**Peg Levitt** thanked the Board for all that they have accomplished this year.

**MOTION:** A motion was made by Peg Levitt. I so move that terms of Board of Directors be limited to two (2) consecutive terms and off one (1) term before being eligible for re-election. The motion was seconded by Stephanie Blaine. The President clarified that a term is for three (3) years. Call for discussion ensued. Motion was passed by show of hands.

**COMMENTS ENSUED BY RESIDENTS:**

**Jim Bikson** complimented residents on care of yards.

**Ann Gaulding** concerned about widening of 119<sup>th</sup> and level of noise becoming so bad. President responded with additional information on contact with city representative.

**Harry Levitt** expressed concern about traffic lights at 119<sup>th</sup> & Hemlock and any assessment to Westmont residents. Additional information was given by President.

**Coleen Black** expressed concern about speed limit and cut-thru traffic in Westmont. Discussion ensued.

**Don Roth** concerned about street light level in early morning and the need for additional lighting. President informed that lights were originally placed by developer.

**Vicki Harper** shared that the city of Overland Park had previously responded that there was adequate lighting.

**Doug Pierce** appreciated Board and their nice approach to owners. Stated he is a dog owner and that there is an issue with cats running loose. Requested that Ground Director explore a quote on extra fertilizer application to lawns.

President announced a SURPRISE from the Board of Directors for the residents and requested Tony Fink, Grounds Director to provide the details. He stated: This is perhaps the single most improvement that can be done to improve our home values and raise our 'curb appeal'. The Board has voted to have all trees pruned in all front yards and side yards exposed to the street. This work will be paid from the funds of Westmont Homes Association, Inc. at no additional cost to the homeowners. Interviews with ten (10) companies were conducted and four were chosen to present bids. The bid selected includes work on 200 trees for a bid amount of \$11,400. The work will be done in December 2006 weather permitting. This bid was conditional on the December time because of availability of the crews. Additional tree work in other areas of the yard may be done at the owner's expense. Additional work will be bid at the lower cost if done while the company is in the area. Any homeowner who does not want trees trimmed must contact Tony Fink, the Grounds Director. We will try to notify owners of the days for the tree work. The Board felt that was a way to share monies that have been sitting with all residents.

**Announcement of ELECTION OF NEW BOARD MEMBERS:**

Tom Armstrong, 75 votes

Bill Framel, 77 votes

Martin Viveros, 73 votes

The President welcomed the newly elected Board Members and thanked the residents for their support and participation. These newly elected members officially take office in March 2007. They will attend the November, December, January and February meetings as non-voting members to become familiar with current concerns and activities and create a smooth transition.

The Board of Directors will be developing Position Booklets, which will transfer with the positions as they change.

The **Drawing for Door Prizes** by Mr. Foxworthy was conducted. The winners of the Monthly Dues Prizes are:  
1 Month Dues - Don Niemackl    2 Months Dues - Rodica Greenberg    3 Months Dues - David Westerbeck

The Meeting was adjourned.

Respectfully Submitted,  
Dee Savage Abbott, Secretary