

Westmont Homes Association Minutes ~ March 21, 2022

The following meeting was convened via Zoom due to continuing Covid transmission in Johnson County.

Board members present:	Vice President – Nancy Kocourek Treasurer – Michelle Van Mill Secretary – Jan Hodgson, Grounds Chair – Linda Stogsdill Communications Chair – Sam Harpalani Social Chair – John Ziegelmeier;	Identified as: Nancy Michelle Jan Linda Sam John
Board members absent:	President – Ian Morris	Ian

Homeowners present:	Denise Mason (iPhone)	Denise
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In Ian's absence, Michelle Van Mill coordinated the Zoom logistics for the virtual meeting which was called to order shortly after 6:30. Six board members were present and one homeowner.

President's Report: Nancy said Ian sends his regrets. She asked for guests to hold questions until the end of regular business. She thanked the board for all their work together the past month for the good of Westmont and listed the following:

- ARC Form – revised and posted on the website
- Fence committee work
- Expense Form – established to track unbudgeted expenses
- Directory Spot work – John and Michelle have been hard at work prepping the database and testing the system for onboarding HOA members into online directory; Linda and Jan worked on getting emails not in the system.
- Updating our website to align with our documents
- **Lawn Care Addendum** – dealing with the vendor request for an increase in the 2022 contract total due to increased gas prices:
 - A draft of a proposed contract addendum with Precision Lawn Care had been circulated to the board prior to the meeting.
 - After some discussion, Jan moved that we approve the lawn care addendum calling for an \$80/week increase in gas payment for the period of April 7-June 30, 2022. Linda seconded and the board approved the motion unanimously.
- **Minutes** - Nancy called for additions or corrections to the minutes from our February meeting. There were none and John moved approval; Michelle seconded and they were approved as submitted.

Treasurer's Report: Michelle had forwarded the February 2022 financial statements to the board for review and reported all the financials were in order.

- She's still expecting an invoice from the attorney
- There was one delinquency in HOA dues, a first occurrence, and they usually resolve by the next report.
- We're on track financially with our budget
- She and Ian worked with our accountant and our taxes have been filed. Clarence Foxworthy has done them for us in the past and he prepared them again this year. HA-KC will pay any taxes we owe.
- Linda didn't know we have to pay taxes but Michelle explained it could be because we earn interest on our CDs. She didn't have the reports in front of her but will share with the board when the process is complete.
- The board approved the February financial report.

Grounds Report: Linda reported that mowing is scheduled to begin on April 7th

- She asked about an email suggestion from Jake Schulzinger that John got through the fence committee regarding potential savings in sprinkler use around the fence. As the board discussed the issue, Nancy suggested the following things to consider:
 - How many sprinkler stations are there?
 - What time are they running (morning preferred) and how long are they set to run?

- Could we water just the plants and not the grass since some spigots are not watering much of anything?
- When we're trying to be frugal, it makes sense to cut back any waste.
- Linda said she would do her homework and report back next month.

Vice President's Report: Nancy reported that last year we had an ARC form submitted on two properties with one owner for work on 12042/12044 Hemlock and despite delays because of COVID material problems, they are looking pretty good. There's more to do but the improvements in the siding and roof are noticeable.

- New ARC form - She thanked Ian and Jan for the revision of the form now posted on the website. It can be filled out online or printed for completion. And thanks to Michelle for testing it. It may open up differently on different computers but they can still print it and fill it out the old way. It better reflects our current practices.
- We've also updated some things on the website to get them in line with our documents.
- Inspections – Linda asked if we were doing them this year. Nancy was not aware of it but will discuss with Ian and shared some background:
 - Home inspections are not mandatory so it's up to the board what they want to do.
 - Beverly planned to do them twice a year when she was president but before her term, they were done once every third year.
 - We've tried to encourage people to police themselves and she's put tips in the newsletter about when it's a good time to go out and look at things around your house.
 - Linda asked for her to put something about inspection plans in the newsletter because people are asking.
 - Inspections got really heavy for a while and they never used to be and Nancy didn't know if it really made that big a difference other than increasing the irritation of the homeowners.
 - Michelle shared it took a lot of the board's time.
 - Nancy said it's pretty hard because she only has so much knowledge on what to look for and if someone else has even less, you could have people doing things they shouldn't and cause more problems. So that could be a liability factor we should keep in mind.
 - We have many options when there are problems, Nancy continued. People can contact the city. They have more power than we do. But it's good for homeowners to learn to communicate with each other because it's their mutual properties. They need to go back to taking pride in ownership of their own properties because we're not a gated community. We're not in charge of maintenance ourselves so suggesting a list of things to do to homeowners – they're either going to do it or not.
 - Linda thought that was a good point but wants everyone to know what's going to happen.
 - Jan recalled how the last round of inspections had made everyone angry.
 - Michelle agreed we all have things we need to fix in our homes but we don't like that additional layer of outside criticism.
 - Nancy spent many hours with older homeowners when it was getting really picky and they were panicked and she tried to calm them down. Some of the things they were being told to do, they shouldn't do, so recommendations were all over the board. That's why she encourages people to look around their own property and take responsibility. Even look at your grass. Maybe it needs topsoil if it's been years.

Social Report: John shared he was getting ready to fire up the FENCE COMMITTEE this month.

- They would walk the fence first to get a better understanding of what's going on.
- We'll need to talk to the guy who originally put the fence in and Linda has the contact info she can share with John.
- John wished we had a landscape architect in the neighborhood who could help with the project because there are so many options. He's heard from a lot of people who don't like the white fence.
- Linda asked if he had seen the aluminum that looks like wrought iron that runs around many neighborhoods. It doesn't have the privacy but she thinks it's attractive and it looks durable.
- He thinks privacy will be a big issue for the people on Antioch and 119th Street.
- Michelle commented that they have kind of gotten used to it but they didn't have it before.

- John thought it blocked a lot of noise.
- Linda has talked to someone who lives on the corner of 119th & Antioch and they don't think the fence makes any difference because the noise is so loud. They are used to it and weren't complaining.
- Michelle likened it to white noise.
- John noted there are so many different kinds of fence materials and that we have a lot of fence.
- Linda will send him the dimensions.
- Nancy reminded Linda of the research she did last year with Guier Fence and there were dimensions in that email and she can share it with John if she hasn't already. She has no fence and she has all the noise and it's really not that bad. Her bedroom is on the front of her house that faces 119th St. and most of the traffic is in the morning and afternoon rush hour. Otherwise, it's minimal. And a lot of the homes already have privacy fences. Something to keep in mind.
- Linda suggested Don Niemackl, a retired architect, might be able to recommend a landscape architect who would be familiar with current materials.
- Nancy reminded everyone it's good to have some information on some possibilities, but until we have some funds built up, we don't have those options.
- Jan suggested we needed to begin with the end in mind in terms of knowing the price of each fence material option because that will dictate how much homeowners will be willing to pay in excess dues over 5-10 years to accumulate the savings needed for the preferred option.
- Walking the fence is a good start and there may be ways to swap out panels of fencing to make one side last longer. We only need to do one side at a time.

Secretary's Report: Jan shared that there is a new "Communications" folder on the website where we're posting documents that might be of historic value. The "fence" piece from the November mailing is there along with the most recent "short term rental" memo and ballot because they don't quite fit in the minutes folder. But they capture all the research Nancy and Ian have done and history, background information, and facts. Those are things we felt needed to be retained for future boards and decision making. Linda asked for a blurb in the newsletter.

Communications Report: Sam commented on a variety of issues:

- She likes the home inspections because they have helped her in the past.
- She also agrees that we need to empower the homeowners to maintain their property rather than being criticized. Personally speaking, she didn't always know there was a problem until it was pointed out in the inspection and it was helpful for her.
- She let John know that she likes the solid fence and likes the white fence. Even though her house doesn't back onto Antioch or 119th, she hears a lot of noise. She hopes it can be solid moving forward.
- The newsletter deadline is 3/25.

Social Report continued: John gave an update on DIRECTORY SPOT, the new online HOA directory.

- All 119th Terrace residents were uploaded into Directory Spot on Friday. No requests for help so far.
- They are setting up their accounts slowly but surely and the link to activate expires in 7 days.
- Many thanks to Michelle for all her work on setting up the database.
- They will upload the rest of the homeowners we have in the database on Friday and help anyone who has difficulties.
- Some households/addresses have more than one email address.
- Michelle did a screen sharing of the Directory Spot administrative page and she and John shared observations and there was considerable discussion about how people would be listed and the difficulty households with two different names pose. The system doesn't have a way to deal with that. They demonstrated ways to search, too.
- Sam wants her name listed on her three properties.
- Michelle shared they are investigating adding a Directory Spot link on our website. Users would have to log in to access the online directory. They could post the email help link there, too.
- When it's all set up and they have worked out all the bugs, John will give Linda administrative access to create emails to homeowners about lawn care issues.

- Linda asked for a blurb in the newsletter clarifying that homeowners can sign up with their email and then make it invisible and only the administrators would see the email for board communication. That was new information for her. John has already submitted a blurb about that to Sam for the next newsletter.

Nancy opened the meeting to other business about 7:20pm:

- Perimeter Fence :
 - Denise Mason has a problem with the fence conversations and wants us to maintain it as much as possible. Sometimes organizations let things deteriorate intentionally so they have to build something new.
 - Nancy discussed all the ways we are maintaining and repairing it as damage occurs. It's very brittle and we aren't doing anything until it either falls down or we have the money.
 - Linda pointed out that the last time we had a bad wind storm, two panels blew down, but they were fixed at a cost of \$75.
 - Nancy shared that if we need to call in the fence people for repairs, it's a minimum charge of \$1500, or was a year ago.
 - Denise questioned why we weren't using insurance on that and Michelle pointed out we can't with a \$1000 deductible.
 - Denise suggested we let problems accumulate until we reached the deductible and Michelle and John explained insurance claims don't allow for that because they are "per occurrence." There was additional discussion about what insurance covers and depreciation, etc.
 - Denise said she's seen kids jumping over the fence at the corner by the church all the time and that doesn't help.
 - Nancy shared that we were fortunate there in that the property owner put it back together for us and our fence was attached to his permanent fence so he's letting his fence hold up our fence.
 - Denise felt like tonight's conversation made it sound like next week we're tearing it down because people don't like it.
 - John clarified that the fence committee is exploring options.
 - Nancy reminded Denise of the "fence piece" we sent out last fall that spelled out the issues and the need to explore options and that's what the fence committee is starting to do now.
 - Linda shared we hope we can keep the fence going for years to come. Denise agreed.
- Inspections:
 - Denise complained about a neighbor with windows about to fall out and she won't do anything about it.
 - Michelle suggested she call the city. Nancy suggested Denise could give the city permission to come onto her property if you can see the neighbor's window problem from her area.
 - Denise complained about a neighbor on the other side where they can see birds flying in and out of the house; out of the siding. Nancy asked if that was the house they're working on now and Denise said it was because their windows are about to fall out, too.
 - Nancy had the same problem several years ago and she put plastic over the windows until she could afford to replace them one at a time and, luckily, the subdivision was patient and so was the city.

Adjournment: Nancy thanked Denise for her input and asked for any additional business. There being none, she thanked the board and the meeting was adjourned at approximately 7:35pm.

Next regular board meeting: Monday, April 18, 2022 at 6:30pm via Zoom. All homeowners interested in attending should notify Ian to request the Zoom link.

Respectfully submitted, April 3, 2022
Jan Hodgson, Secretary