

WESTMONT BOARD MEETING MINUTES – March 16, 2026

Board Attendees: John Ziegelmeyer, John Rudzinski, Larry Tittle, Blaine Halvorson, Carol Searcy, Linda Stogsdill, Carol Barlau

Other Attendees: Ed Land

President: John Ziegelmeyer called the meeting to order and welcomed everyone.

1. The Spring Garage Sale will take place May 14-16.
2. Estimate for new signs advertising the Garage Sale is \$300 for 3 signs, nine feet tall. Will be easy to put out and pick up, and will be very visible. New signs will be purchased prior to May Garage Sale.
3. Reminder about short and/or long term rentals in the neighborhood: any rental must be registered with the City of Overland Park which includes a city inspection and a fee paid to the city.

Vice-President:

1. Larry Tittle announced that ARC forms are still coming in and the work will be done as weather permits. Lots of projects are underway.
2. Westmont needs to begin planning for new plants in the common areas.
3. There was a lengthy solar panel discussion with homeowner Ed Land. We need to review how the panels fit into the deed of restrictions today because the Restrictions were written in 1983. Several questions were raised about how the Board should proceed. The Kansas State Senate is considering a bill that would affect an HOA's restrictions on solar panels. The topic will be researched, as we watch what the State Senate does.
4. For now, Ed is continuing to research solar panel companies, their sales plans, tax credits and rebates.

Treasurer:

1. Blaine Halvorson reported that this month, there are 7 homeowners delinquent in paying their monthly dues.
 - a. Three homeowners just missed the deadline in February -- no action will be taken at this time.
 - b. Two homeowners are one month in arrears, plus interest and penalty. Those homeowners will be contacted to remind them of their financial obligations.
 - c. Two homeowners are three months or more in arrears in dues plus interest and penalty. We will ask the HA-KC to begin the lien process against their property.

2. A reminder to homeowners of their responsibility to make timely payments will be included in the Newsletter, and the consequences that follow if payments are not made. The HOA provides services to all homeowners in Westmont and all homeowners need to help pay for those costs.

Secretary:

1. Carol Searcy called for a motion to approve the Minutes from the February meeting.
2. Blaine said that the two typos should be corrected first.
3. Larry moved that the Minutes be approved with the corrections included.
4. Blaine seconded the motion.
5. Unanimously approved.

Lawn and Ground Chairman Report:

1. Linda Stogsdill reported that spring lawncare is beginning:
 - a. March 18-19 -- Clean up for leaves and small sticks.
 - b. Black mulch will be added to landscaping in the common areas the week of the 23rd of March..
2. Precision Lawn needs to check the irrigation system along 119th Street when the weather is warm enough to start the sprinkler system. He needs to keep a list of any repairs needed and bill us separately, so we can request reimbursement from the contractor digging along 119th Street.
3. Mowing day will be Wednesday, beginning April 1.
4. Mid to late April, the following will be applied:
 - a. The second round of fertilizer with crabgrass preventer
 - b. Weed control in flower beds of the common areas and pavement cracks.

Social Chairman:

1. John Rudzinski and the Social Committee have been hard at work putting together planned activities for the year. Carol Barlau provided a yearly calendar format to list the events.
2. Neighborhood Happy Hours will be events that take place in Westmont. Happy Hour Meet-ups will be held at locations outside of Westmont.
3. The first Happy Hour Meet-up will occur on April 21, at Rock and Brew. Watch for time and date confirmation in the Directory Spot emails.
4. Saturday evening, June 13, there will be musical presentation at the Episcopal Church, narrated by John Rudzinski. It is a fundraiser event that will help support the music program at the Church. Songs and narrative will feature music from 1776, in honor of our country's 250th birthday this year.

Newsletter:

1. Carol Barlau wants to encourage people to celebrate Earth Day, April 21. Plans are being formulated and will be included in the Newsletter.
2. A reminder will also be included in the Newsletter about loud motorcycles and how much they disturb the neighbors.
3. Deadline for the Newsletter is March 20, 2026.

New Business: None.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy