

WESTMONT BOARD MEETING MINUTES – April 20, 2026

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

Other Attendees: Denise Mason, Nancy Kocourek,

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

1. The Spring Garage Sale will take place May 14-16. The new signs will be put up on the Sunday before the sale.
2. 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. Roofing requests are difficult if only one side wants to replace their roof. Shingles need to match as closely as possible -- a difficult task for most roofing companies -- and with the extremely high cost of new roofing materials. The Homeowner will continue to look for other roofing companies that better match the shingles of their roofmate.
2. Westmont needs to begin planning for new plants in the common areas.

Treasurer:

1. Blaine Halvorson reported that this month, there are 11 homeowners delinquent in paying their monthly dues.
 - a. Two homeowners have small outstanding fees due to past penalties or interest. Blaine will contact them to remind them of their HOA obligations.
 - b. Four homeowners have missed the monthly cut off date. No action will be taken at this time.
 - c. Three homeowners are one month in arrears in dues plus interest and penalty. Blaine will contact these homeowners.
 - d. One homeowner is two months in arrears, plus interest and penalties. This account will be referred to HA-KC to begin the lien process.
 - e. One homeowner is now more than seven months in arrears, plus fees and interest. This homeowner has been habitually late with payments. A lien is in place and communication with this account has had no affect. The HA-KC will be advised to engage the attorney to begin legal action.

2. Westmont is over budget on a few items, but we are making up the difference now.
3. Precision Lawn has been repairing the cut sprinkler lines and will bill us for them. We will contact the contractor for reimbursement. So far, there are 4 or 5 cuts that need repairing.

Secretary: Carol S called for a motion to approve the Minutes from the March meeting.
Larry moved that the Minutes be approved. John R. seconded the motion.
They were unanimously approved.

Lawn and Grounds Chairwoman Report:

1. Linda Stogsdill reported that spring lawncare continues:
 - a. Week of April 20 or 27: spraying for weeds. It will be the last weed spraying until July.
 - b. May will be regular mowing on Wednesdays; no special services.
 - c. June -- fertilizer will be applied.
 - d. Late June or early July -- shrubs in front yards and common areas will be trimmed.
2. Precision Lawn provided extra training for his staff to avoid any damage to lawns.
3. Mark will use his discretion for lawns that ask for push mowing. A few may need that service but most don't. We are not paying for custom lawn care.

Social Chairman:

The first Happy Hour Meet-up will occur on April 21, at Rock and Brews. Name tags were purchased for use at that event. Hope everyone can make it.

Newsletter:

Deadline for the Newsletter is April 24, 2026 --a day earlier would be helpful.

Questions:

Should the newsletter include instructions on how to begin a complaint on OP Cares website? It is a City violation if a yard is not properly maintained and we do have a few in Westmont that are nothing but dirt and acorns.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy