

WESTMONT BOARD MEETING MINUTES – August 17, 2026

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

Other Attendees: Denise Mason and Nancy Kocourek

President: John Ziegelmeyer

1. The meeting was called to order and everyone welcomed.
2. The HA-KC sent out letters to homeowners to address tree problems -- trim, spray or remove problem trees.
3. Violation letters were also sent out concerning yard issues -- weeds, overgrown bushes on the side or in the back of units, etc.

Vice-President: Larry Tittle

1. No new ARC forms have been turned in.
2. The fence issue between two homeowners on 119th Terr has been decided in favor of the Deed of Restrictions. The patio fencing must be limited to six feet in height.

Treasurer: Blaine Halvorson

1. There are eight homeowners with unpaid dues.
 - a. Three homeowners have small outstanding fees due to past penalties or interest. Blaine will contact them.
 - b. Four homeowners are only one month in arrears, just missing the cutoff date. Blaine will contact them.
 - c. One homeowner is a repeat offender, behind for more than two months. Blaine will contact the HA-KC to begin the lien process.
2. It was requested to include a reminder in the newsletter that the dues need to be paid by the 20th of the month. On the 21st, the homeowner is late and fees will be charged. After the third offense, more steps will be taken to collect the money due to the HOA. There will also be a reminder at the Annual Meeting in October.
3. Westmont still needs to negotiate snow removal service with Volz.

Secretary: Carol Searcy A motion was made by Larry T. to approve the Minutes from the July 20 meeting. Blaine H. seconded the motion. They were unanimously approved.

Lawn and Grounds: Ed Land

1. Ed reported on the transition to the new service.
 - a. On mowing days, patio gates need to be left open all day, which is a problem for dog owners. Those gates can be kept closed but not locked. However, Volz cannot be responsible for mowing if dogs are left inside the patio fencing.
 - b. The use of signs in yards will help the lawn service staff accommodate homeowners for specific mowing requests. There was a discussion about how to handle signs for all homes in Westmont. No decision was made.
 - c. Lawn services for Westmont are stated in Volz' contract. Any services outside of that contract must be negotiated by Volz directly with each homeowner and paid for by that homeowner.

Social Chair: John Rudzinski

1. The Social Committee met and discussed future events.
 - a. Annual Picnic, Saturday September 19, 5 to 7 p.m. (Alternate date depending on weather will be the next day, Sept. 20.)
Location: Same cul-de-sac as last year at 121st Street and Mackey.
A flyer and emails will be sent to everyone asking for RSVPs.
Menu will be hot dogs, brats, water – or BYOB. Prizes will be given out. Bring a chair.
 - b. Good Neighbor Day. Monday, September 28.
 - c. Happy Hour -- Wednesday, October 7, 4 to 7 p.m., at 810 Entertainment (formerly Pinstripes), 135th and Nall.
2. More Welcome packets will be needed -- at least four more.
3. Annual Meeting. A discussion was started about offering dinner that night. No decision was made.

Newsletter: Carol Barlau

Deadline for the Newsletter is August 21, 2026 --a day earlier would be helpful.

- Comments:**
1. Weeds bring mosquitoes. We all need to keep yard weeds cut back.
 2. How many Board positions will be terminating this year? Answer: Three.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy