

**Westmont Homes Association
2024 Annual Meeting Minutes
October 15th, 2024**

Location: St.Thomas the Apostle Episcopal Church Parish Hall 1,
Overland Park, KS

Attendees: Approximately 45 homeowners attended the meeting.

The evening started at 6:00 p.m. with a short meet and greet when neighbors were arriving. Box meals were distributed to those who had responded requesting one. Residents were given a packet containing the meeting agenda, 2023 Minutes, ballot with candidate info, and Board member's reports. Appendix includes, September 30, 2024 Statement of Revenues & Expenses, Westmont Dues Policy, HOA vs Homeowners Responsibilities checklist, Overland Park Property Brochure and an ARC form.

Board Members:

President – John Ziegelmeyer

Vice President/Property Values – Larry Tittle

Treasurer/Financial – Blaine Halvorson

Secretary – Carol Searcy

Lawn & Grounds – John Rudzinski

Social Events – Ray Hawk

Public Relations Chair/Newsletter – Carol Barlau

Board Member – Sharon Kralicek

Call to Order: Carol B called the meeting to order at 6:30. She started the meeting with reference to the handout packet. She advised we would allow questions pertaining to each Board member's report when completed. We asked the balance of the questions be held until all reports were given.

Carol asked for everyone to sign the attendance sheet on each table. Also, there are "Give Us Your Feedback" Survey Questionnaires on each

table for everyone to fill out. Comments are very helpful to the Board. Please leave completed surveys and attendance sheets on the table and they will be picked up at the end of the meeting.

Please notify Carol B with name and contact information for satisfactory contractors that have recently completed work for you. We are maintaining a list to help homeowners find competent workers when needed.

John Ziegelmeyer welcomed new neighbors and asked that they stand and be introduced. Kim Stephens, Rose Marie Frank and Peggy Lindsey were in attendance. Westmont had eight new neighbors 2023 and seven more so far in 2024.

John Z then asked if everyone had reviewed the 2023 Annual Meeting Minutes. If so, he would like a motion to approve the minutes. Larry Tittle made a motion to approve the minutes as written. The motion was seconded by Carol Barlau and the minutes were unanimously approved.

Election of the new Board Member: Carol B reviewed the ballot that must be submitted by the end of the meeting. (see p. 15 of this packet for a ballot). She referenced retiring Board member Sharon Kralicek and thanked her for all the time spent helping our community. Carol introduced the new candidate, Rose Marie Frank, and asked for any volunteers to be added to the ballot. No one spoke up so there were no additions to the ballot. Ballots will be counted at the end of the meeting.

BOARD MEMBER REPORTS

President's Report – John Ziegelmeyer

1. Things are going very well in Westmont -- we have great neighbors.
2. Many thanks to the Board for keeping Westmont financially strong.
3. The Grounds Chair helped us recover from storm damage and downed trees with lots of volunteer help.
4. Homeowners took advantage of discounted iron treatment for pin oaks. More trees need to be treated next year.
5. Thanks to everyone for all the continued work being done to the outside of their homes.
6. The Westmont real estate market is still very strong. Homes are still in a reasonable price range, averaging \$352,000. John Z has received real estate information about our area from local realtors and will gladly share it if requested.
7. Thanks to the Social Committee for all the events this year that provided community involvement and social interaction. We encourage you to continue the trend.
8. A reminder to homeowners -- the dusk to dawn lightbulbs are still available. We encourage you to "light up" your block.
9. Rental property: As a reminder, rental properties in Overland Park must be licensed. The city charges a fee and holds an inspection every two years. The City is contacting owners that have rental property but have not yet secured the license.

10. Directory Spot: For you to receive timely notices about the neighborhood, you need to submit your email address to be listed on Directory Spot. It is the main means of communication, and the only one that is quick and efficient. (Emails are much faster than printed pages posted in the boxes by your mailboxes.) If you are not receiving Directory Spot emails, please provide your email address to the Board.

Vice President Report – Larry Tittle

1. Please continue submitting the ARC forms. Approval is usually very quick. Communicating with your roof mate is essential for improving the property. It can possibly save both sides a little money when working together. Sometimes, a difficult problem can be solved by cooperating with each other. The ARC forms help homeowners meet any deed restrictions before the work is done.
2. Work has ranged from new roofs, new windows, decks and siding. Overland Park will now approve solar panel projects.
3. There is still a lot of wood rot on homes. Repairs need to be done so the damage is contained.
4. Tree limbs need to be cut back and dead limbs need to be removed before causing damage to fences, cars, etc. Fall is the perfect time to trim the mature trees and it is the responsibility of the homeowner to take care of the trees on their property.
5. Dusk to dawn lightbulbs are still available. Please let me know if you need them. Larry Roberts has been very helpful installing the lightbulbs when asked by the homeowner.
6. A big thank you to all the volunteers who have helped tremendously to keep our fence repairs and storm clean up under budget. We sincerely appreciate all you do for Westmont.

Treasurer/Financial Report – Blaine Halvorson

1. The Financial Report (in the Appendix of this packet) covers the first nine months of 2024. The Board has done an excellent job staying under budget this year, even though the budget is smaller than last year. We have had very little snow and lots of volunteer help. Even the Lawn and Grounds budget appears to be in line.
2. The Waste Management contract was up for renewal this year. Blaine took bids from other services also, and the Waste Management bid was slightly higher. However, switching services would be difficult and not worth the tiny bit of savings.
3. A CD was renewed for 6 months at 4.76%.
4. The best news -- No dues increase for 2025.
5. Dues are very important to the HOA and need to be paid on time. Counting on the cash flow helps the HOA manage the expenses. We encourage everyone to sign up for auto pay.

Westmont recently had to issue four liens on homeowners for being behind on their dues by at least four months. Please let the Board know if you are aware of a homeowner having problems in paying the monthly dues.
6. Questions:
 - a. Robbi Arenson: How much does it cost for snow removal?

Depends on the depth of the snow and how bad weather conditions are. \$4500 to \$8000, approximately.
 - b. Marilyn Petr: Why is snow removal now done at 4 “ instead of the 3” when she first moved here.

The HOA By-laws state that snow removal will occur when the snow is 4” deep. A discussion followed and the Board will

look into the cost of snow removal at 3" depth and what steps would be needed to change the current wording in the By-laws.

- c. Jennifer Jameson: Why doesn't Precision put down salt on sidewalks after removing the snow?
Salt is harmful to concrete. And we have not contracted with Precision to put down anything after removing the snow. That task is up to each homeowner to put ice melt down on their sidewalks and driveways to prevent sliding. Do not use rock salt -- it will damage concrete.
- d. Carol B. suggested that the Board have an Action Letter discussion to resolve the snow removal issue of 3" or 4".
- e. Brenda Flagler thanked Blaine and the entire Board for being so mindful of the HOA money.

Lawn & Grounds Report – John Rudzinski

1. A huge thank you to Linda Stogsdill for her diligent efforts during her term as Lawn and Grounds Chairwoman. And another huge thank you to the volunteers that helped with tree debris after the storm this year. Our lawn service charges \$200 / hour for the work -- so the volunteers saved the HOA a lot of money. With several people helping, the work went quickly.
2. As a reminder, tree maintenance is the responsibility of the homeowner. In the past, trees were not much of a problem when they were smaller. But over the last 20 years, the trees have grown much larger and may now be an issue with dead branches or overgrown branches that hang over fences or other people's yards. Taking care of tree issues is extremely important to prevent much more costly problems in the future.

3. We have been able to save money with the extreme heat this summer -- fewer grass mowings.
4. Sprinkler head shut down should be done in November.
Homeowners need to hire a service to do it -- either Precision or another company of the homeowner's choice.
5. The biggest neighborhood concern in the Fall is acorns falling from the oak trees. They are dangerous to walkers and acidic to lawns, causing destruction. Do not sweep them into the street -- they will clog the sewers. Please pick them up and put them in paper lawn bags. Our trash service will pick them up each Friday for proper disposal.
6. There will be two leaf cleanups -- just before Thanksgiving and just before Christmas.
7. So far, the perimeter fence is holding up well. Please keep your trees trimmed so they don't hang over the fence. Everygy needs to trim the trees that have wires running through the branches. Private tree trimmers are not allowed to do that work. John R. has contacted Everygy three times about the need to trim the trees.
8. If your neighbor's trees are hanging into your yard, you need to talk with your neighbor about trimming them. The City can't do anything about it. Communication with your neighbor is the best way to solve a problem.
9. Comments from neighbors:
 - a. Jennifer J said that Everygy doesn't clean up tree limbs after a storm. The Westmont HOA had to do a lot of it and we had lots of help from volunteers. Also, some neighbors had to pay for a tree service to remove the downed trees.
 - b. Murray and Marilyn Rubin have problems with neighbors' trees hanging over their property. The City of Overland Park says

that you can trim the tree that overhangs your property if the owner refuses. But paying for it is the problem. Discussion with the neighbor is the best way to resolve the problem.

- c. Rose Marie commented that we need to work together as trees grow larger and the neighborhood gets older.

Social Events Report – Ray Hawk

1. Thank you to Pam Tittle for organizing the Happy Hour meetings at Pinstripes.
2. Goal of the Social Committee is to bring neighbors together and we are always open to new ideas. This year, we have accomplished:
 - Two Annual Garage Sales – one in the spring and one in the fall.
 - Monthly bridge group
 - Happy Hours at Pinstripes
 - A Meet and Greet
 - Backyard Garden Tour
 - National Good Neighbor Day

Ray is always open to hearing from neighbors about additional social activities.

Neighbors' comments:

- a. Rose Marie: We're working with all ages and that can be difficult planning events.
- b. Brenda Flagler asked to keep the Happy Hours going. Attendees really enjoyed them.
- c. Susan Krsnich appreciated that no signs were put out announcing the annual meeting. She says that announcements tell people that we are not at home, creating an unsafe environment.

Newsletter/Communications Report – Carol Barlau

The Newsletter could become a way for us to get to know our neighbors better. Carol encourages everyone to share news items, such as special birthdays, anniversaries, special family events, good restaurants, household tips, etc.

Let us know if you are not getting the emails from Directory Spot. We'll make sure that your email address is on the list.

We have three main communication methods for Westmont:

- Directory Spot – Official email communication.

- Mailbox Flyer Box – Flyer box is located by our Mailboxes.

- Westmont “Ask A Question” eMail - westmonthelp@gmail.com.

Carol B thanked everyone for coming this evening.

And we all thank Carol B for working so hard to make this evening a successful event.

Meeting was adjourned.

Carol Searcy
Westmont Secretary