

WESTMONT BOARD MEETING MINUTES -- September 15, 2025

Board Attendees: John Ziegelmeyer, John Rudzinski, Larry Tittle, Rose Marie Frank, Blaine Halvorsen, Carol Barlau

Other Attendees: Denise Mason,

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

1. An announcement will go out through the Newsletter and Directory Spot regarding the election of 2026 Board Members. Residences can vote early by dropping their ballot in the voting box at 8320 West 119 Terrace. Or they can bring it to the Annual meeting on October 22.

Vice-President:

1. Larry announced that ARC forms are still being turned in for several projects, and are being approved.
2. The results of the "light" inspections conducted in September were mostly good from a structural perspective. Landscaping seems to be the biggest issue.

Treasurer:

1. Financials are all in order for July.
2. This month, there are 6 homeowners with unpaid fees.
 - a. Two have small amounts due to unpaid interest on previous late fees. No action will be taken. Accounts will be monitored.
 - b. Three homeowners are one month in arrears. No action will be taken at this time. Accounts will be monitored.
 - c. One homeowner is two months in arrears, and includes additional fees and interest.

Secretary: Larry made a motion to accept the Minutes of the August Board Meeting. Blaine seconded. Minutes were approved unanimously.

Lawn and Ground Chairman Report:

1. Mid-November will be the first leaf cleanup.
2. Mowing will continue on Thursday, weather permitting.
3. Talks continue with homeowners about tree trimming along the fence lines.

Social Chairman:

1. The HOA picnic was well-received. Approximately 70 attended. Door prizes were a great end to the day. Carol B. is collecting pictures and will create a collage and send it out on Directory Spot.
2. Upcoming Events:
 - a. September 28 -- National Good Neighbor Day
 - b. October 22 -- Annual Board Meeting
 - c. Happy Hour has been postponed since Pinstripes closed their doors. Alternatives are being considered.

Newsletter: Deadline for the newsletter information is September 23, 2025 by the end of the day.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy