

WESTMONT BOARD MEETING MINUTES – February 16, 2026

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

Other Attendees: Robbi Arenson, Denise Mason, Larry Roberts

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

1. The Spring Garage Sale will take place May 14-16. Advertising will be coordinated with other HOAs garage sales that weekend.
2. Even though this is a holiday week, Trash Pick-up will still occur on Friday.
3. Mail issues: John Z again contacted the Post Office and our Congresswoman. Finally, we now have a permanent person delivering mail on our route.
4. Reminder about short and/or long term rentals in the neighborhood: any rental must be registered with the City of Overland Park. To obtain the license, the property will be inspected and a fee of \$120 paid to the city. O.P. Cares maintains a list of licensed rentals that can be obtained at their website.

Westmont will post the information in the monthly newsletter and will send a letter to each homeowner of rental property.

5. Directory Spot has been renewed.

Vice-President:

1. Larry Tittle announced that ARC forms are still coming in and the work will be done as weather permits.
2. There are three roofing projects happening in Westmont.
3. Westmont is waiting for Spring weather before taking out the trees required by OP and replacing them.

Treasurer:

1. Blaine Halvorson reported that this month, there are 6 homeowners that are delinquent in paying their monthly dues.
 - a. Two just missed the deadline in January -- no action will be taken at this time.
 - b. One Homeowner is one month in arrears, plus interest and penalty. That homeowner will be contacted to remind them of their financial obligations.
 - c. One homeowner is three months in arrears in dues plus interest and penalty. We will ask the HA-KC to begin the lien process against their property.

- d. One homeowner is four months in arrears plus interest and penalty. This account will also be referred to begin the lien process.
 - e. One homeowner is now seven months in arrears, plus fees and interest. They are an habitual late pay. A lien has been in place and communication with this account has had no effect. HA-KC will be advised to engage an attorney to take legal action.
2. Westmont will send a letter to the company digging holes to lay fiber conduit along 119 Street, in case the sprinkler system has been damaged. That will put them on notice, since we won't know about any possible damage until we turn the sprinklers on this spring. And they are not finished digging holes yet.

Secretary: Pam Tittle's name was added to the Social Committee in last month's Minutes. Then Larry Tittle made a motion to accept the January, 2026 Minutes of the Board Meeting. John R seconded. Minutes were approved unanimously.

Lawn and Ground Chairman Report:

1. Linda Stogsdill reported that spring lawncare is beginning:
 - March 2 -- two rounds of fertilizer and pre-emergent will be applied.
 - March 16 -- Clean up for leaves and small sticks
 - March 23 -- Black mulch will be added to landscaping.This information will be posted in Directory Spot.
2. Mark 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.
3. Mowing day will be changed to Wednesday.

Social Chairman:

1. John Rudzinski reported that there will be another meeting of the Social Committee to plan the year and set up a calendar of events. At their first meeting, there were lots of good ideas discussed. Carol Barlau provided a yearly calendar format to list the activities.
2. The committee members, so far, are John Rudzinski, Rose Marie Frank, Robbi Arenson, Carol Barlau, Vicky Harper and Pam Tittle.
3. John R. has the names of 4 new people to the neighborhood. He was able to contact two of them, and they are delighted to be in Westmont. He will continue to try contacting the other two new neighbors.

Newsletter:

Deadline for the newsletter information is February 20, 2026 by noon.

New Business:

Denise Mason asked if there is a way to get rid of the acorns. Is there a machine that can efficiently collect them. They are a real nuisance, but homeowners are not raking them up. They continue to pile up each year that they are not removed.

The meeting was adjourned.

Respectfully submitted.

Carol Searcy