

**Westmont Maintenance Homeowners Association**

**General Board Meeting Agenda**

September 29, 2016 at 6:00 PM

Property Management Office - 5751 Kroger Drive, Keller, TX 76244  
Second Floor Conference Room

**General Session Agenda:**

- 1. Introductions**
- 2. Minutes Review**
  - June 6, 2016
- 3. Financials Review**
  - May 2016
  - June 2016
  - July 2016
  - August 2016
- 4. Property Management Tasks:**
  - Sales Tax Exemption Update
  - New replacement mailboxes
  - 7005 Westmont letter on column
  - Sign pole: Compton and Westmont. Will city pay for this?
- 5. ACC Standards Not Met:**
  - Gates
  - Mailbox painting
- 6. New Home Construction:**
  - 204 Freemont:
  - 207 Quillin
  - 205 Compton
  - 204 Compton
  - 210 Colden
  - 202 Colden
  - 6708 Westmont
  - 6712 Westmont
  - 7000 Reverchon
  - 6813 & 6817 Westmont
- 7. Smith Landscaping:**
  - Proposal for: Entry at Bendict to be completed in Fall 2016
  - Proposal for: Irrigation repair/ fix
- 8. Projects Approved and In Progress:**
  - Irrigation valve repair to be completed over the next 3 to 4 years: Estimated \$5000.00
  - Tree trimming: \$7000.00 per year; \$28000 total
  - French Drain along Sidewalk/ Park \$3500.00
  - Pump Pond
  - Dead Tree Removal

**9. Projects under Consideration:**

- Buy 20 mailboxes to have on hand
- Redo mailboxes for subdivision
- Matching funds for Westmont Walley: Friends of Westmont
- Replant dead tree in Park
- Cost to plant 3- Three-inch caliper trees in Park: Live Oak \$5000.00
- Bench in Park: \$1500.00
- Irrigation in Park: \$14,000.00
- Mailbox repairs in subdivision
- Dredge Pond: \$8630.00
- Redo front entrance at Benedict Hill
- Redo Wisteria in January 2017: Smith
- Wooden guard rails on bridge: Estimated to last until 2018
- Emerald Ash Borer
- Add fountain to Pond
- Paint Light Poles
- Proposal for drop dam's creek bed
- Redo front area around Pond due to erosion: \$90,000.00

**10. Projects Completed**

- Pond Signs
- Amendments to ACC guidelines: Fence, Gate and Mailbox colors (posted to website)
- Pond Survey Depth
- CCR's posted to website and recorded
- Tree Trimming at Benedict Hill: \$8200.00
- Entrances at Westmont and Reverchon
- Paint Bridge: \$1000.00
- Right turn lane at Benedict Hill
- Cedars: John McCain
- Trees and Shrubs in Park

**11. Additional Business**

- Landscaping Contract Bid for 2017
- Meeting date 2017 Proposed
- Budget Preview 2017

**12. Resident Questions/Concerns**

**13. Adjourn**