



## WESTMONT MAINTENANCE

10340 ALTA VISTA ROAD UNIT C FORT WORTH, TEXAS 76244

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**TO:** ALL MEMBERS OF THE ASSOCIATION  
**RE:** NOTICE OF GENERAL MEETING  
**DATE:** October 31, 2023  
**TIME:** 9:00 am  
**Venue:** Conference call # 717-908-1741 Access Code 910 326#

### AGENDA

#### ACC update for solar panels and solar landscape lighting.

- Review the amendment.
- Discussion
- Vote

#### Paul: Financial update

- Cash on hand \$
- Delinquent assessments \$
- Remaining assessments due this calendar year? \$
- Expenses for the month \$
- Remaining budget for the year \$
- Collections past due update. Try to get current year fees in by 11/30
- Change requirement for bids over 50K to % increase over prior year?

#### Budget 2024

- Dawn increases in areas next year. Insurance etc.?
- 2024 budget proposal
- reserve study details: 6-year plan structural inspections and repairs, 6-year plan beautification/update, 6-year plan trees and sod upkeep/replacement and repairs and upkeep. Increase reserves each year by \$5000 to \$7,000.
- tree maintenance
- Lawn service and irrigation
- Should we continue some beautification projects, especially around the pond, park, toppers for the entrances, spaceship?
- Other areas?
- Bids over 50,000 dollars, change?

#### Carel: Landscaping

- Meeting with Highview on 9/18, want \$50 increase, got 2 additional bids?

- Gophers in Park near Paul

#### **Mark: Pond and drainage.**

- Monthly pond report

#### **Jennifer: Lighting and communication update**

- Communication plan
- Landscape improvements 2023, Jennifer can we look at some areas and make recommendations?

#### **Terry: Tree Maintenance and web site improvements**

- Trees
- Web site progress, site up, looks good and have some work to do on tabs, duplications, remove and or replace some items, continue to streamline, add board tab by end of the year.

#### **Projects completed 2023.**

- curb repair Benedict Hill,
- replace shrubs Westmont bridge,
- park sod repair,
- Gopher removal park
- engineering report drainage,
- streetlights at Reverchon and Westmont,
- grass beds at Westcoat and John McCain,
- Fountain in the pond
- Pond grass test and Ajuga
- Sod at Benedict Hill
- Pergola repair and new Wisteria
- New web site

#### **Still to do 2023**

- Live Oak at the top of the park in memory of Wally Hoosier, use his fund. Place the first week of March.
- Replace Crape Myrtle by spaceship,

#### **Projects 2024**

- Sod around the pond
- Test Wintercreeper along creek bed
- Silting bed in creek bed
- Drainage ditch, fix fence \$280 and 2 pallets sod by 200 Freemont
- Rock beds for drain beds top of park,
- Replace cedars on John McCain?????????.
- Paint toppers at entrances
- Others?

#### **Other agenda items**

- PMS new contract
- ACC approvals and denials for the prior month
- ACC compliance inspections

- Sidewalk to McPherson Park,
- Parking on streets Westmont, problem
- Next board meeting: 11/28 at 9 AM