

Westglen Woods Home Owners Association Inc.
Monthly Meeting Notes
May 15, 2016

- Melanie Meadows Gardens
 - o We will pursue with our attorney the removal of all existing non-Westglen materials off the property.
 - o 477 Melanie Meadows paid \$45 for 2017-19, but should be yearly. Call has been made to attorney. Told to hold on to check until we hear back from them.
- \$26,371.87 in checking account as of 5/13.
- The east property line of the common ground at the park has been surveyed and iron rod marked. Larry has pictures. We are making sure that the lawn mowers can mow the entire length of the property. (Status Quo – May 2014)
- Larry has spoke with Lance Lecombe (314-768-6237o, 314-517-8803c) at MSD regarding about the storm water drainage at the common ground and creek. He suggested writing a letter to MSD along with a few pictures. Larry is going to work on the letter and pictures. (Status Quo – August 2014)
- 228 Bitterwood - Ballfield – Adam Hill (314-992-8916) with Ameren UE – Replace 290LF new 3 wire. Cost is about \$2,000 estimate. Total cost proposal from electrician is \$4,440 includes Ameren cost, 100A panel, exterior outlet, interior outlet and exterior light.
- Water tap for playground would be \$300 for Missouri American. Plumber takes it from there. Got plumbing bid in \$6,990. Hold for now. May have found water line at corner of walkway.
- Subdivision Garage Sale on first weekend of June.
- Ballfield discussion with Curtis Anderson. (January 2015)
 - o curtis.anderson@choicebusinessadvisers.com
 - o Permits will be in 2 sessions from March through July and August through November.
 - o Permits are \$200 per team with a resident player and \$300 per team without a resident per summer session. \$100 and \$200 for the fall session.
 - o We will try 2 sessions during the week.
 - o Residents need to have their subdivision fees paid in full.
 - o 2016 Permits – 18 x \$200 = \$3,600
- **On Going Items / Notes:**
 - o We have had questions about the HFA loans requiring them to be paid on foreclosed homes prior to the subdivision receiving any past dues or invoices.

Trustees have decided that they can not sign off on the loan's request(Subordination Paper).(January 2013-Status Quo)

- Looking into stenciling free throw line and key at court and 4-square area. Larry checking with Jim, need to wait until spring. (Status Quo –July 2013)
- Don says stage 2 of clearing at park is complete. We are thinking of doing a community day to have volunteers help us do some clearing. Still planning on doing.

- **Bills this month:**

- \$67.09 Playground electric (228 Bitterwood Dr.) and front area electric(669 Twigwood).
- \$22.99 Water (Missouri American)Due May 9.
- \$880.34 Planting of 8 Bushes, 1 spruce and stub removal (KF Landscapes LLC – Inv. 4437)
- \$1,113.75 Fertilizer, weed control and grass cutting 4/2, 4/8 & 4/15 (KF Landscapes LLC – Inv. 4386)
- \$853.75 Weed control and grass cutting 4/22 & 4/29 (KF Landscapes LLC – Inv. 4489)

- **Big maintenance issue for the next few years:**

- Playground equipment \$25-50K.
- Once these items are completed big maintenance items should be good for 20-30 years.