

WESTMONT CONDOMINIUM PROPERTY REGIME, INC.
13223 CARPENTER STREET
OMAHA, NEBRASKA 68138-4366

Tuesday, June 9, 2020

The Westmont Condominium Property Regime, Inc. was called to Order by President, Valerie Petereit at TIME 7:02pm Board Members Present: Valerie Petereit, Mary Doeden, Kay Avila, Dickie Matthews and Cindy Glynn

Homeowners Present: None

Secretary's Report - Minutes of the monthly meeting for March, 2020 was read and approved by Board Members.

Treasurer's Report - Mary Doeden discussion was on homeowners still being behind on dues, There were five lien letters sent out by ROG Sterling in April 2020; with no response of payments of any kind.

Randy Barber – 13207 Glenn

Steven Warren – 13211 Glenn

Mike Ivy – 13209 Glenn

Jenny Watkins – 13216 Carpenter

Stephanie Orfe – 13229 Glenn

The Board approved for Mary Doeden to contact an attorney to start process of foreclosures on the above mentioned unit owners.

The Board approved a 10% late fee (\$13.50) to be added to any homeowner who is late on their dues, by the 10th of each month. This is to begin the month of July 1st, 2020.

Independent Contractors Report - Patrick Kelly was hired by Mary Doeden to work on damaged/broken fences in May, 2020. Wendy Matthews ((14A), Natalie Hedges (13D), Valerie Petereit (12A), Jennifer Sanchez (Ruth 13B), Kyle Oswalt (9D). Patrick completed all repairs by June 8, 2020.

The board of directors approved Eggers Edging for \$2,500 to repair drainage on Joe Williams (3D)

Mary Doeden will call Mixin Mudjacking from Springfield to obtain bids for sidewalk repairs/damages. Howard Greene (8D). Jennifer Sanchez (Ruth Sierra 13D) and Mary Doeden (13C).

Pool Report - Cindy Glynn reported the pool is up and running effective June 1st, 2020. All supplies have been bought for the season. The port-a-potty has been moved to the back fence for easy access to be emptied. Cindy reported she needs a copy of the Swimming Pool Permit Renewal for 2020. Mary will obtain permit from ROG.

Pet and Parking Report - None to report

Maintenance and Grounds Report - The pine tree at property @ 13225 Glenn Amber & Justin Phillips (3A). was discussed for approval for \$1,200 with Rivera Tree Service. Mary wanted to get one more bid; however Valerie discussed with Mary the following day that this project has waited long enough to get the tree cut down. Mary was in agreement and called Rivera for them to come on June 11, 2020. It was also discussed that the fire pit and logs needs to go in the back of their property instead in front.

Old Business - None to report

New Business - Valerie will type a letter to all homeowners with concerns and issues; that was discussed during our Board meeting. This letter will be posted to each condo owners garage by Friday, 12, 2020.

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Legal Report - None to report

Unit Owner's Concerns - Julie Rodriguez (12-D) reported to Cindy Glynn their fence in back needed repairs. Mary is to call Patrick for bid. Jennifer Sanchez (Ruth Sierra 13B)

13211 Carpenter St. wrote a letter to the Board asking permission to put a front porch roof. Board approved.

Adjournment – Monthly meeting was adjourned at 8:15pm, by Cindy Glynn and Mary Doeden, seconded

Minutes were taken by Kay Avila, acting as secretary

Typed by Valerie Petereit, President