

KEYSTONE HOA MINUTES
Board Meeting of 4/8/13

Meeting called to order at 7:30 pm by president Jim Velazquez

Present: Jim Velazquez, P	Linda Newman, S
Dave Jarvis, VP	Tyler Butler, D
Mike Swaim, T	Tessa McGrew, D

Ameri-Tech presence: Matt Pinelli

Residents: 4

MINUTES:

~ The minutes of 3-11-13 were approved by acclamation.

TREASURERS REPORT:

~ Our year-to-date expenses through March 31, 2013 are at 32.5%.

FINING COMMITTEE:

~ The owners of the property that was sent to fining gave Matt a verbal agreement to have the grass replaced before closing on the sale of their home. Jim asked Matt to obtain something in writing indicating it will be resolved prior to closing.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Matt Pinelli walked the property on April 8, 2013 and 21 violation letters are being sent. Three violations are being sent to fining.

~ The homeowners who erected the metal fence asked to meet with the board the week of May 20th. Jim motioned to have them attend our next board meeting on May 13, 2013, seconded by Tyler, and approved by the board.

~ There is one delinquency. The homeowner submitted a letter asking to be put on a payment plan to be paid in full in eight months. Jim motioned to accept the payment plan, seconded by Tyler, and approved by the board.

OLD BUSINESS:

~ Rainmaker has completed the installation of new sprinklers along the wall. New sod has been installed except for the entrance at Bridle Path Way. Rainmaker will check to see if they damaged the electrical line that controls the lighting.

~ Matt received three bids to pressure wash the wall and seal and paint the cap. Jim motioned to accept the bid from Allegiance Development, seconded by Dave and approved by the board.

NEW BUSINESS:

~ Nothing to report.

Questions/Comments from the residents:
~ Nothing to report.

Jim motioned to adjourn the meeting and Tyler seconded it.

Next meeting: Monday, May 13 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:30 p.m.

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone HOA