

KEYSTONE HOA MINUTES
Board Meeting of 12/9/13

Meeting called to order at 7:30 pm by President Butch Miller

Present: Butch Miller, P
 Dave Jarvis, VP
 Mike Swaim, T
 Linda Newman, S
 Amy Reinhard, D

Ameri-Tech presence: Carl LaCapria, Community Association Manager, Ken Cauthorn,
Community Association Manager

Residents: 13

MINUTES:

~ The minutes of 11/12/13 were approved by acclamation.

TREASURERS REPORT:

~ We are still within budget year-to-date.

FINING COMMITTEE:

~ Twenty-one letters were originally sent out. Only 15 are still outstanding. Five violations have been cured, nine were fined, and one was not delivered.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Carl walked the property on December 4, 2013; 17 violation letters were sent and 21 violations went to fining.

~ The ponds are ok, even though one had dead fish from spraying by the pond company.

~ Streetlight outages should be reported to Ameri-Tech including the serial number that can be taken off the post.

The county will repair the sidewalks but no timeframe has been given.

The wall has been completed.

OLD BUSINESS:

~ Ameri-Tech is still working on the violation/fining letters.

~ The coach lights at all the entryways have been replaced. There was some concern regarding the color of the light bulbs.

~ The Christmas decorations have been put up. Dave will contact the company to see if they can make the entrances more uniform.

NEW BUSINESS:

- ~ The sidewalks in the common areas need pressure washing. Ameri-Tech will check to see who has done it in the past.
- ~ Ken Cauthorn is taking over as our new property manager.
- ~ Carl LaCapria walked out of the meeting.

Questions/Comments from the residents:

- ~ A homeowner was concerned about his mailboxes rotting. The current posts are 5x5 but they can only find posts that are 4x4. The board will look into a solution and make a proposal at the next board meeting.
- ~ A homeowner was very upset about receiving a violation letter followed by a fining letter even though they contacted Carl on numerous occasions and Carl never got back to them.

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

Meeting adjourned at 9:03 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA