

KEYSTONE HOA MINUTES
Board Meeting of 2/11/13

Meeting called to order at 7:34 pm by president Jim Velazquez

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

Ameri-Tech presence: Matt Pinelli

Residents: 8

MINUTES:

~ The minutes of 1-14-13 were approved by acclamation.

TREASURERS REPORT:

~ Our year-to-date expenses for the first month are at 21.4%. There are 58 properties that haven't paid their dues which is an improvement compared to previous years.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ 485 Carriage House requested to plant a palm tree and it was approved.

MANAGER'S REPORT:

~ Matt Pinelli walked the property on February 11, 2013 and 13 violation letters are being sent. Three violations are being sent to fining.

~ There are two delinquencies. Matt will obtain clarification on who owns one property. Jim motioned to have Matt visit the second property to see who lives there and to try to collect rent. Tessa seconded the motion and it was approved.

~ Mediation took place for the metal fence. The homeowner plans on submitting an architectural request.

OLD BUSINESS:

~ Linda motioned to appoint Nancy Medford, Justin Cheney, Andres Echeverri, Gerald Miller, and Susan Park to the Architectural Committee. Tyler seconded the motion and it was approved.

~ Three bids were obtained for the irrigation and landscaping along the East Lake wall. Sean motioned we use Rainmaker because they provide both landscaping and irrigation services which protects us from incurring additional costs due to damage. Jim motioned to accept Option 1 from Rainmaker targeting the required zones that need immediate irrigation replacement along with completion of the main entryway. This also includes removal and disposal of old material and installation of plants and sod. Linda seconded the motion and it was approved.

~ Jim motioned to have Matt obtain bids for maintenance and/or repair of the wall including the cap.

NEW BUSINESS:

~ Jim proposed a rule that does not allow boating or swimming in any ponds in Keystone Bluffs. Tyler seconded the motion and it was approved.

~ Linda motioned to have the paddleboat on Carriage House Lane removed from the pond. Tyler seconded the motion and it was approved.

Questions/Comments from the residents:

~ There was concern about the condition of the orange fence on Knight Drive. Matt will look into it.

Tessa motioned to adjourn the meeting and Sean seconded it.

Next meeting: Monday, February 11 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:40 p.m.

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone HOA