

**KEYSTONE HOA MINUTES**  
**Board Meeting of 1/14/13**

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: 5

**MINUTES:**

~ The minutes of 12-10-12 were approved by acclamation.

**TREASURERS REPORT:**

~ We were at 90.8% of budget for 2012. The three areas over budget were legal, lawn, and rust removal.

**FINING COMMITTEE:**

~ Nothing to report.

**ARCHITECTURAL COMMITTEE:**

~ Nothing to report.

**MANAGER'S REPORT:**

~ Phil Colettis walked the property on January 14, 2013 and 17 violation letters are being sent. Three violations are being sent to fining.

~ Litigation for the metal fence is scheduled for February 2, 2013 at 9:30 a.m. at our attorney's office. Tyler Butler motioned to have the fence taken down, seconded by Tessa McGrew. Dave Jarvis, Tyler Butler, Sean Allaster, Tessa McGrew and Mike Swaim voted yes. Linda Newman and Jim Velazquez voted no.

~ Mike Swaim motioned not to make fencing changes and to only keep the wood fences in our community seconded by Sean Allaster. Mike Swaim, Sean Allaster, Tyler Butler, and Tessa McGrew voted yes. Jim Velazquez, Dave Jarvis, and Linda Newman voted no.

**OLD BUSINESS:**

~ Matt provided bids for the removal of dead growth along East Lake. The board will review the bids and readdress them after a decision on irrigation is made.

**NEW BUSINESS:**

~ The board hopes to have enough volunteers to appoint an architectural committee at the next meeting.

~ Linda Newman motioned to provide guidelines for staining wood fences, seconded by Tyler Butler and approved.

~ A newsletter has been completed and will be sent out by Ameri-Tech this month.

~ Jim Velazquez motioned to donate our Christmas decorations to Brooker Creek Elementary School for its winter fest, seconded by Sean Allaster and approved.

Questions/Comments from the residents:

~ None

Linda Newman motioned to adjourn the meeting and Jim Velazquez seconded it.

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

Meeting adjourned at 9:15 p.m.

Respectfully submitted:

*Linda Newman*

Linda Newman  
Secretary, Keystone Bluffs HOA