

**KEYSTONE HOA MINUTES**  
**Board Meeting of 7/8/13**

Meeting called to order at 7:32 pm by vice-president Dave Jarvis

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: 6

**MINUTES:**

~ The minutes of 6-10-13 were approved by acclamation.

**TREASURERS REPORT:**

~ Our year-to-date expenses through June 30, 2013 are at 95.3%. Insurance, CPA services, and repair maintenance are all over budget. Mike will research the bills and Matt will look into our insurance expenses.

**FINING COMMITTEE:**

~ Lot 28 removed all but a portion of the metal fence. Ameri-Tech will send a letter.  
~ Lot 113 removed garbage cans from view.  
~ Lot 94, repaired lanai screen. The garage door needs to be painted to match the house or trim color.

**ARCHITECTURAL COMMITTEE:**

~ Nothing to report.

**MANAGER'S REPORT:**

~ Phil Colettis walked the property on July 3, 2013 and 60 violation letters are being sent. Three violations are being sent to fining.  
~ Our insurance was renewed in June. Matt will check if we were billed for June and July.  
~ Ameri-Tech was notified of a tree house on Stallion Court. Matt will look into it.  
~ Jim addressed a shed on Coronet Ct. that is higher than the wall. Matt will look into it.  
~ Jim addressed growth over the wall on East Lake. Matt will notify the board which homes received letters. The Board will hire someone to trim the growth for the homes that have not done so and they will be billed for the expenses.  
~ Lot 108 is still delinquent and defaulted on the payment plan. The attorney asked for authorization with intent to lien and the board approved it.

**OLD BUSINESS:**

~ Jim obtained a proposal from Rainmaker to complete the installation of new lighting at the entrances on Equine and Bridle Path Way. The cost is \$900. He also received a proposal on up lighting the main entrance for \$2,100, which includes five backlights. Sean motioned to

complete the installation of lights, seconded by Tyler and approved.

~ Sean asked if the marble sign could be polished. Matt will look into the cost.

~ The board discussed the rules for making fencing changes. In the bi-laws, article III, section 4, it states 10% of the association is required for the regular annual meeting or a special meeting.

Matt will check into the 10% vs. 75% quorums.

#### NEW BUSINESS:

~ There are several homes that need to replace their lawns. Once the water restrictions are lifted, violation letters will be sent.

#### Questions/Comments from the residents:

~ Joe Seitz and Francisco Hernandez discussed chemical stains on the wall. Jim will have Rainmaker redirect the sprinklers away from the wall.

~ Nancy Medford discussed the uneven sidewalks. Matt will follow up with the County.

Linda motioned to adjourn the meeting and Tyler seconded it.

Next meeting: Monday, August 12 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 9:01 p.m.

Respectfully submitted:

*Linda Newman*

Linda Newman  
Secretary, Keystone HOA