

KEYSTONE HOA MINUTES
Board Meeting of 5/13/13

Meeting called to order at 7:35 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: 10

MINUTES:

~ The minutes of 4-8-13 were approved by acclamation.

TREASURERS REPORT:

~ Our year-to-date expenses through April 30, 2013 are at 44.0%.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Matt Pinelli walked the property on May 13, 2013 and 12 violation letters are being sent. Three violations are being sent to fining.

~ There is one delinquency.

OLD BUSINESS:

~ Work has begun to pressure wash the wall and seal and paint the cap.

~ Rainmaker discovered an issue with a timer and a rain sensor on our sprinkler system. Sean motioned to install a new timer, seconded by Tyler, and approved. Sean also motioned to install a new rain sensor, seconded by Tyler, and approved.

NEW BUSINESS:

~ There have been ongoing electrical issues at the entrances. S&S was contacted for the repair but would only do the work if they were paid up front. Rainmaker was then contacted and repaired a conduit box and timer. Jim proposed capping off the lighting in back of the sign at the main entrance and installing a four foot LED light. Tessa motioned to approve Jim's proposal, seconded by Tyler, and approved.

~ A letter was sent out regarding a shed that is not hidden from view.

~ A letter was sent to the owners of the paddleboat left in the pond notifying them if it is seen again, it will be removed.

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

Jim motioned to adjourn the meeting and Tyler seconded it.

Next meeting: Monday, June 10 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:35 p.m.

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone HOA