

KEYSTONE HOA MINUTES
Board Meeting of 11/12/13

Meeting called to order at 7:39 pm by vice-president Dave Jarvis

Present: Dave Jarvis, VP
Mike Swaim, T

Linda Newman, S
Butch Miller, D

Ameri-Tech presence: Brian Sawyer, Director of Operations, Carl LaCapria, Community Association Manager

Residents: 17

The Annual meeting could not be held because we could not establish a quorum due to a lack of homeowners present and/or proxies. There were three open board positions. Linda motioned to appoint Amy Reinhard to the board to serve a two-year term, seconded by Butch and approved. The remaining two open positions were not filled.

Dave introduced Carl LaCapria to the residents.

MINUTES:

~ The minutes of 10-14-13 were approved by acclamation.

TREASURERS REPORT:

~ We are at 72.5% of operating expenses. We have an increase in income due to the settlement of legal matters on some delinquencies. We are 85.7% of total expenses. Carl will update us at our next meeting on the standing of the remaining delinquencies.

FINING COMMITTEE:

~ Twenty-one homes were sent to fining. Three were resolved. Eighteen may receive fines.

ARCHITECTURAL COMMITTEE:

~ Lot 40 submitted a request to paint the house and it was approved.
~ Lot 62 submitted a request to paint the house and it was approved. They also submitted a request to install brick pavers, but need to submit a plan.
~ Lot 95 submitted a request to pain the house and it was approved. They submitted to pain the garage door a wood tone. The board will review it and make a decision.

MANAGER'S REPORT:

~ Carl walked the property on October 29th, 2013; 69 violation letters are being sent and 21 violations went to fining.
~ After receiving letters of responsibility for the deterioration of the wall, Lots 1 and 4 agreed to allow the painter access to their property.
~ The county will repair the uneven sidewalks.
~ Carl will take care of the lights that need replacing.

OLD BUSINESS:

- ~ The well has been replaced with water deep enough to eliminate the rust chemicals.
- ~ The electrical power needs to be moved inside the cage. Carl will take care of it.

NEW BUSINESS:

- ~ Ameri-Tech is working on the violation/fining letters.
- ~ The coach lights on Bridle Path Way were vandalized. The board recommended replacing six coach lights.
- ~ Jim will send information about the Christmas decorations to Dave.

Questions/Comments from the residents:

- ~ Nothing to report.

Next meeting: Monday, December 9 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:31 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA