

KEYSTONE HOA MINUTES
Board Meeting of 10/14/13

Meeting called to order at 7:30 pm by president Jim Velazquez

Present: Jim Velazquez, P	Butch Miller, D
Mike Swaim, T	Tessa McGrew, D
Linda Newman, S	Sean Allaster, D

Ameri-Tech presence: Brian Sawyer, Director of Operations

Residents: 10

Jim introduced Carl LaCapria to the board. Jim asked Carl and Brian for an accounting for all mailings we were charged for.

MINUTES:

~ The minutes of 9-913 were approved by acclamation.

TREASURERS REPORT:

~ We are doing well even though most of the reserves have been used. The well needs to be replaced at a cost of approximately \$15,000 leaving between \$3,000 and \$4,000 at the end of the year. The new LED lights have reduced our electric consumption.

FINING COMMITTEE:

~ Twenty-four homes are being fined.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Carl walked the property on October 10, 2013; 69 violation letters are being sent and 21 fining letters are being sent.

~ Carl will walk the property two weeks prior to the board meeting.

~ The language in the violation letter will be changed to include an email address for Keystone residents to reply to if they don't want to call Ameri-Tech.

OLD BUSINESS:

~ The painting of the cap on the wall has been completed. Ameri-Tech will send a letter to the two homes that did not allow the painter access to their property informing them they will be liable for any damage to the wall.

~ The plastic shed on Lot 2 is no longer visible from the street.

~ The metal fence remaining on Lot 28 will be sent to fining.

~ The budget workshop was held on October 9, 2013. Annual dues will remain the same with a split payment option.

NEW BUSINESS:

~ The well is collapsing and needs to be replaced. We received four bids. The cost is \$14,900 and includes abandoning the old well. We may get a credit back from the state for the abandoned well.

~ Linda motioned to accept Rainmaker's bid, seconded by Sean and approved.

Questions/Comments from the residents:

~ Francisco Hernandez inquired about pressure-washing the sidewalks.

Next meeting: Tuesday, November 12 at 7:00 pm at Wentworth Country Club.

Meeting adjourned at 8:17 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA