

KEYSTONE HOA MINUTES
Board Meeting of 9/9/13

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

Present: Jim Velazquez, P Tyler Butler, D
 Linda Newman, S Tessa McGrew, D
 Sean Allaster, D

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

Residents: 8

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 7-8-13 were approved by acclamation.

TREASURERS REPORT:

~ Nothing to report.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Carl introduced Mike Godfrey from Allegiance Development to discuss problems with the paint job on the wall. Jim proposed a separate meeting with the management of Ameri-Tech to discuss who is responsible for paying the contractor and getting the wall painted properly. Brian Sawyer will set up a meeting.

~ Carl walked the property on September 6th and 46 violation letters are being sent. Sean motioned to abolish the August inspection, seconded by Jim, and approved by the board.

~ Jim asked Brian to verify what date the letters regarding dead grass were sent.

~ Carl and Brian will set a date for the annual budget workshop.

OLD BUSINESS:

~ The chemical stains on the wall have been removed.

~ Carl and Brian will work on scheduling a date for the budget workshop meeting.

NEW BUSINESS:

~ The letters for lawn repair/replacement were mailed on August 16th.

~ Rainmaker thinks our well may be collapsing and needs to further investigate. They flushed out dozens of nozzles with sediment. They need to test the top area and may have to pull the pump out. Sean motioned to move forward with the investigation, seconded by Tyler and approved by the board. Stephen King of Rainmaker will work with Carl.

~ Tyler resigned from the board and his resignation was accepted.

~ Linda motioned to appoint Butch Miller to the board to complete the remainder of Tyler's term, seconded by Jim and approved by the board.

Questions/Comments from the residents:

~ A homeowner on Carriage House Lane was concerned about a car parked on the street overnight on a daily basis. Carl will look into it.

~ A homeowner was concerned about the sidewalks needing to be pressure-washed.

Next meeting: Monday, October 14 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 9:05 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA