

KEYSTONE HOA MINUTES
Board Meeting of 1/13/14

Meeting called to order at 7:30 pm by President Butch Miller

Present: Butch Miller, P
 Dave Jarvis, VP
 Mike Swaim, T
 Linda Newman, S
 Amy Reinhard, D

Ameri-Tech presence: Ken Cauthorn, Community Association Manager; Mike Perez, CEO; and Brian Sawyer, Director of Operations

Residents: 14

MINUTES:

~ The minutes of 12/9/13 were approved by acclamation.

TREASURERS REPORT:

~ We were at 112% of budget for 2013. The overage was covered by transferring funds from the Deferred Maintenance Fund which is an accumulation of monthly deposits from the regular budget. We are 6% over budget y-t-d due to the installation of the new well.

FINING COMMITTEE:

~ There is one fine for this month and two letters for next month.

ARCHITECTURAL COMMITTEE:

~ Lot 135 submitted a request to paint their home and it was approved.
~ Lot 138 submitted a request to paint their home and it was approved.

MANAGER'S REPORT:

~ Ken walked the property on January 2, 2014; 7 violation letters were sent and 2 violations went to fining.
~ There were problems with the Christmas lights tripping due to moisture and the sprinkler system.
~ Forms are being completed to collect money from the state for capping the old well.
~ Steve King of Rainmaker will be at the next board meeting to provide lawn expertise.
~ Mike Perez addressed the board regarding turnover and their commitment to us.

OLD BUSINESS:

~ Linda motioned to accept the new violation letter with one minor correction, seconded by Mike and approved.
~ Ken is still getting bids for pressure washing the sidewalks in the common areas.

NEW BUSINESS:

~ Butch will contact the architectural committee to get ideas on new mailboxes. Once completed, Ken will check on pricing that includes installation as well as hauling away the old mailboxes and posts.

~ Linda is working on the newsletter.

Questions/Comments from the residents:

~ There was concern about dollar weed in the common areas. Ken will have Rainmaker look into it.

~ There were complaints about garbage cans being left out.

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

Meeting adjourned at 8:44 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA