

KEYSTONE HOA MINUTES  
Board Meeting of 7/14/14

Meeting called to order at 7:32 pm by President Butch Miller

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

Ameri-Tech presence: Dawn Bringe, Community Association Manager

Residents: 8

MINUTES:

~ The minutes of 6/9/14 were approved by acclamation.

TREASURERS REPORT:

~ Mike reported we are financially sound. We are at 82.6% of budget and 102.4% of revenue year-to-date. There are eleven delinquencies. Two are at the attorney level.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Dawn reported 20 violation letters. Eight of the letters went to fining. The irrigation leak on East Lake has been repaired. Another email was sent to the County regarding the sidewalk repairs. It was agreed Dawn will provide the board a weekly status report.

OLD BUSINESS:

~ Two vendors were used to fix the leak on East Lake. Rainmaker is charging us \$731.25. Dave motioned to pay Rainmaker in full, seconded by Linda and approved. Dave also motioned to have our contract with Rainmaker amended to reduce the repair amount Rainmaker can spend without prior board approval from \$750 to \$250, seconded by Mike and approved. Dawn will contact Rainmaker to implement the change. Mike motioned to pay Rainmaker \$630 to replace bushes at the main entrance, seconded by Amy and approved. The board does not agree with the fee from Ameri-tech Landscaping because Rainmaker did the bulk of the work and also fixed wires that weren't done properly by Ameri-tech Landscaping. Dawn will try to get the fee reduced.

~ The board decided not to impose fines for late HOA dues.

NEW BUSINESS:

~ No new business.

Questions/Comments from the residents

~ Lot 520 had a fining question.

~ Lot 107 was concerned about lanai mold.

~ There was concern about potential squatters at Lot 49.

Next meeting: Monday, August 11 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:27 pm

Respectfully submitted:

Linda Newman

Linda Newman  
Secretary, Keystone Bluffs HOA