

KEYSTONE HOA MINUTES
Board Meeting of 3/10/14

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

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

Ameri-Tech presence: Ken Cauthorn, Community Association Manager

Residents: 8

MINUTES:

~ The minutes of 1/13/14 were approved by acclamation.

TREASURERS REPORT:

~ We are at 31% of budget y-t-d. We need to keep an eye on landscape improvement expenses. Rainmaker billed us for irrigation repairs in January. Mike asked Ken to look into the charge.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Lot 51 submitted a request to install one eight foot length piece of fencing and it was approved.
~ Lot 75 submitted a request to paint their home and it was approved.

MANAGER'S REPORT:

~ Ken walked the property on February 26, 2014; 9 violation letters were sent.
~ Two proposals were received for pressure washing the sidewalks and storm drains in the common areas. One was from Integrity for \$3,600 and the other was from Munyan for \$5,875. Linda motioned to accept the bid from Integrity, seconded by Mike and approved.
~ Ken has a work order from the County for sidewalk repairs.
~ The violations tab on our website is up and running.
~ Ken received a call regarding an oak tree in the common area hitting the pool screen on Lot 15. He will look into it.
~ When the Christmas decorations were taken down, the hooks were left on the wall. Butch offered to remove them, fill the holes and touch up the paint.

OLD BUSINESS:

~ Steve King from Rainmaker talked about grass in Florida. Three grass types are typically used: St. Augustine, Palmetto, and Empire Zoysia. We have very sandy soil that requires a lot of water. Proper fertilization and watering is key to maintaining healthy lawns. For sprinkler heads that spray he recommended watering for 30 minutes and for rotor sprinkler heads he recommended watering for 45 minutes.

- ~ The board decided not to replace the bushes along Forelock at this time.
- ~ The board decided not to make any changes to the existing mailboxes.

NEW BUSINESS:

- ~ Nothing to report

Questions/Comments from the residents

N/A

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

Meeting adjourned at 8:40 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA