

KEYSTONE HOA MINUTES  
Board Meeting of 7/13/15

Meeting called to order at 7:31 pm by President Amy Reinhard

Present: Amy Reinhard, P/T, Linda Newman, VP/S and Gina Seitz, D

Ameri-Tech presence: Scott Mcenelly, Community Association Manager

Residents: 25

MINUTES:

~ The minutes of 6/8/15 were approved by acclamation.

TREASURERS REPORT:

~ The General Account has \$31,552.08. The BB&T Money Market has \$51,964.32. The Delinquent Maintenance Fees are \$9,325.80.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Lot 124 submitted a request for a new roof and it was approved.  
~ Lot 98 submitted a request to install a tree house and it was approved.

MANAGER'S REPORT:

~ There are 19 violations letters being sent. There are no violations for fining. The repairs to the wall on Equine are finished and new lights have been installed.

OLD BUSINESS:

~ The Christmas decorations are still being coordinated with Conte Property Services. Gina will contact Nick Conte and set up a time to meet with him.

NEW BUSINESS:

~ We received two bids to paint the street side portions of the walls. To date, two bids have been received. Bravo Property Services Inc. submitted a bid in the amount of \$10,350.00 including total labor and materials. Munyan Painting Services submitted a bid in the amount of \$6,275.00 including labor and materials. We are waiting for a third bid before we make a decision.  
~ Lot 98 asked for a hearing on the status of their tree house. The Architectural Committee's Approval of the tree house stands.

Questions/Comments from the residents

~ Some homeowners expressed concern about the maintenance schedule on the website. Linda will contact Ameri-Tech to have it removed.

~ The Duke Energy light that was knocked down on Equine has not been replaced. Scott will have Dawn contact Duke Energy to check the status.

Next meeting: Monday, August 10th at 7:30 pm at The Allegro

Meeting adjourned at 8:43 pm

Respectfully submitted:

Linda Newman

Linda Newman  
Secretary, Keystone Bluffs HOA