

KEYSTONE HOA MINUTES
Annual Meeting of 11/9/15

Annual Meeting called to order at 7:06 pm by Len Leighton. Proof of notice affidavit was mailed to all homeowners. There were 22 residents present including proxies. We have a quorum.

Present: Amy Reinhard, P/T, Linda Newman, VP/S, and Shannon Cheney, D

Amy took questions from the floor regarding the increase in dues. Linda motioned to approve the budget seconded by Amy and approved by all.

Susan Brown nominated Ed Brown to the board seconded by Tessa McGrew.
Carolina Jantac nominated Doug Pawling to the board seconded Oceana Fuchs.
Tessa McGrew nominated Oceana Fuchs to the board seconded by Carolina Jantac.
Butch Miller nominated Shannon Cheney to the board seconded by Claire Koch.
Butch Miller nominated Mike Swaim to the board seconded by Marie Downs.
Claire Koch nominated Butch Miller to the board seconded Tessa McGrew.

Carolina Jantac motioned to close the nominations seconded by Claire Koch and elect them by acclamation.

Amy Reinhard resigned from the Board.

Amy Reinhard motioned to adjourn the annual meeting seconded by Linda Newman and approved. The annual meeting adjourned at 7:58 p.m.

KEYSTONE HOA MINUTES
Organizational and Board Meeting of 11/9/15

Organizational meeting called to order by Len Leighton at 7:59 p.m.

The election of officers was complete as follows:

Butch nominated Shannon Cheney for President, Doug Pawling for Vice-President, Mike Swaim for Treasurer, and Linda Newman for Secretary, seconded by Oceana Fuchs and approved by acclamation.

Ed Brown, Butch Miller, and Linda Newman will serve a one-year term. Shannon Cheney, Oceana Fuchs, Doug Pawling, and Mike Swaim will serve a two-year term.

Linda Newman motioned to appoint Amy Reinhard to the Architectural Committee replacing Mike Swaim, seconded by Oceana Fuchs and approved by all.

Ameri-Tech presence: Len Leighton, Director of Operations

Residents: 17

Len Leighton opened the board meeting at 8:14 p.m.

Present: Shannon Cheney/P, Doug Pawling/VP, Mike Swaim/T, Linda Newman/S, Oceana Fuchs/D, and Butch Miller/D.

MINUTES:

~ The minutes of 11/10/14 were approved by acclamation.

TREASURERS REPORT:

~ Nothing to report.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Nothing to report.

OLD BUSINESS:

~ Amy is waiting for a date on when the Christmas Decorations will be put up. She will turn everything over to Shannon Cheney.

~ Dawn is awaiting confirmation on when painting will start on the exterior walls.

- ~ The sidewalks in the common areas have been cleaned and coated.
- ~ We are still waiting to hear from Dawn on insurance for the wall.

NEW BUSINESS:

- ~ Three Irrigation/Landscaping bids were submitted. Shannon Cheney motioned to retain Rainmaker, seconded by Butch Miller and approved by all.
- ~ The board decided to hold a neighborhood garage sale in the spring.

Questions/Comments from the residents

- ~ None

Next meeting: Monday, January 11th at 7:30 pm at The Allegro

Meeting adjourned at 8:49 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA