

KEYSTONE HOA MINUTES  
Board Meeting of 10/12/15

Meeting called to order at 7:30 pm by President Amy Reinhard

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

Ameri-Tech presence: Dawn Bringe, Community Association Manager

Residents: 6

MINUTES:

~ The minutes of 9/14/15 were approved by acclamation

TREASURERS REPORT:

~ The General Account has \$37,661.55. The BB&T Money Market has \$54,984.54. The Delinquent Maintenance Fees are \$12,058.80.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Lot 54 submitted a request to extend the pool patio and screening and it was approved.

MANAGER'S REPORT:

~ There were 30 new violations. Five properties are up for fining in November if they are not corrected. Munyan Painting is behind due to all the rain. John Evans Landscaping submitted a proposal that was three times what we currently pay. EZ Nano Seal completed the sample of their pressure washing and sealing. Dawn is looking into insurance coverage on the walls. Dawn submitted the Christmas proposal from Conte.

OLD BUSINESS:

- ~ Conte Property Services will put up the Christmas decorations. They will add ribbons and spotlights to our current decorations and store everything after the holidays.
- ~ Munyan Painting will begin painting the exterior walls in the next two to three weeks.
- ~ Mike Kilgore Jr. of EZ Nano discussed a sealant for the common areas. Dawn will check with him to see if we can do it in two stages. Amy motioned to have the sidewalks pressure washed and sealed, seconded by Linda and approved by all.
- ~ Dawn received two Landscaping/Irrigation Bids. We still need a third bid before a decision can be made.

NEW BUSINESS:

- ~ The Budget workshop was held October 7<sup>th</sup>. Amy and Linda attended.
- ~ The Annual Meeting will be held November 9<sup>th</sup> at 7:00 p.m.
- ~ Dawn needs to find out who's terms are up and how many open positions need to be filled.
- ~ The next newsletter will be sent out in December.

~ The board agreed to pay for advertising if we have a Neighborhood Garage Sale November 7<sup>th</sup> and 8<sup>th</sup>.

Questions/Comments from the residents:

~ There was concern about the number of cars parked overnight on the streets.

Next Meeting: Monday, November 9<sup>th</sup> at 7:00 pm at The Allegro

Meeting adjourned at 8:33 pm