

KEYSTONE HOA MINUTES
Board Meeting of 9/14/15

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

Present: Amy Reinhard, P/T, Shannon Cheney, D

Ameri-Tech presence: Dawn Bringe, Community Association Manager

Residents: 6

MINUTES:

~ The minutes of 8/10/15 were approved by acclamation

TRESURERS REPORT:

~ The General Account has \$37,903.74. The BB&T Money Market has \$53,977.60. The Delinquent Maintenance Fees are \$17,173.80.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

- ~ Lot 90 Bridle Path submitted a request to replace front door and it was approved.
- ~ Lot 106 Bridle Path submitted a request to replace front door and it was approved.
- ~ Lot 101 Bridle Path submitted a request to replace fencing and it was approved.
- ~ Lot 102 Bridle Path submitted a request to replace fencing and it was approved.
- ~ Lot 124 Knight Drive submitted a request for painting and it was approved.
- ~ Lot 22 Equine Drive submitted a request to replace roof and it was approved.

MANAGER'S REPORT:

- ~ Seven violations have been corrected. There are 14 new violations letters being sent.
- ~ The light has been repaired on Equine Drive.
- ~ The Deed Restrictions sign has been repaired at no cost.
- ~ Munyan Painting's proposal has been approved for the street side of the wall. Dawn has emailed them to schedule a start date.
- ~ The sidewalks in the common areas are very dirty. Dawn suggested not sending out violations to homeowners with dirty driveways and sidewalks until the common areas have also been cleaned. Nano Seal will do a sample area on the sidewalk on Forelock/Equine.
- ~ Dawn reached out to Steve at Brooker Creek about having the HOA meeting there. They would not be able to provide air conditioning. We agreed it's best to remain at Allegro.

OLD BUSINESS:

- ~ Christmas Decorations: Amy sent Nick Conte an email this past week. If he doesn't get back to her, we will contact someone else for the job.
- ~ We received a new proposal from Rainmaker and are still awaiting a proposal from John Evans. Laurose cannot commit at this time, Dawn will find a third contractor to receive a proposal from.

NEW BUSINESS:

- ~ Budget Meeting: Amy will meet with Dawn Oct. 7th at 10am to discuss the budget.
- ~ Neighborhood Connection - we will send notice of the Keystone Facebook account and email address in the next newsletter.

Questions/Comments from the residents:

- ~ One homeowner would like to set up a neighborhood garage sale in November, and asked for the HOA to pay for an advertisement in the newspaper.

Next Meeting: Monday, October 12th at 7:30 pm at The Allegro

Meeting adjourned at 8:14 pm