

KEYSTONE HOA MINUTES  
Board Meeting of 2/8/16

Meeting called to order at 7:30 pm by President Shannon Cheney

Present: Shannon Cheney (P), Doug Pawling, (VP), Michael Swain, (T), Linda Newman, (S), Butch Miller, (D), Ed Brown, (D), Oceana Fuchs (D)

Ameri-Tech presence: Greg Anderson, Community Association Manager, and Phil Colettis, Director of Operations

Residents: 15

MINUTES:

~ The minutes of 1/11/16 were approved by acclamation

TREASURERS REPORT:

~ Nothing to report.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ There are nine new violation letters. All open violations have been corrected.

~ There are twenty properties with mildew on the fascia. Rather than go through the expense of sending out a newsletter, the board agreed to wait until next month and if those properties still have mildew on the fascia, violation letters will be sent out.

OLD BUSINESS:

~ The board decided to hold a neighborhood garage sale on Saturday, April 23<sup>rd</sup> from 7:00 a.m. until 1:00 p.m. Doug will continue to look for signage and Shannon will post it on our Facebook page.

~ The owner of Lot 121 failed to provide an action plan for his lawn and did not commit to bringing it up to standards by the spring as was agreed upon at the last meeting. He said he would send an email to Shannon.

NEW BUSINESS:

~ Our new property Manager is Greg Anderson and the new Director of Operations is Phil Colettis. Butch expressed his concern over the number of property managers we have gone through. Phil explained the high turnover in the field. It was agreed Greg will walk the property and follow the standard Inspection Checklist.

~ Greg agreed to send samples of the violation letters currently in use for the board to review and the board can offer suggestions or make changes depending on what it wants the letters to look like.

~ Shannon motioned to appoint Carolina Jantac to the Architecural Committee, seconded by Linda and approved by all.

~ Butch asked a question about an Estopal letter for Lot 108.

Questions/Comments from the residents:

Next Meeting: Monday, March 14th at 7:30 pm at The Allegro

Meeting adjourned at 8:35 pm

Respectfully submitted:

Linda Newman

Linda Newman  
Secretary, Keystone Bluffs HOA