

KEYSTONE HOA MINUTES
Board Meeting of 1/11/16

Meeting called to order at 7:32 pm by President Shannon Cheney
Present: Shannon Cheney (P), Doug Pawling, (VP), Michael Swain, (T), Linda Newman, (S),
Butch Miller, (D), Ed Brown, (D)

Ameri-Tech presence: Scott Vignery, Community Association Manager

Residents: 17

MINUTES:

~ The minutes of 11/09/15 were approved by acclamation

TRESURERS REPORT:

~ The General Account has \$36,623. The BB&T Money Market has \$48,623. The Delinquent Maintenance Fees are \$10,308.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

- ~ Lot 92 submitted a request to replace fencing it was approved.
- ~ Lot 102 submitted a request to replace sidewalk with pavers, and add landscape lighting and it was approved.
- ~ Lot 8 submitted a request to replace roof and it was approved.

MANAGER'S REPORT:

- ~ Ten violations have been corrected. There are 5 new violations letters being sent.
- ~ Munyan Painting completed the painting of the Bridle Path entry wall.
- ~ Irrigation Repair- A repair was approved and completed to the main line in the amount of \$500.

OLD BUSINESS:

- ~ Christmas Decorations: The residents and board members agreed to purchase more decorations for next year, while staying with Nick Conte for set-up, removal, and storage.
- ~ Painting Exterior Walls: All walls have been painted

NEW BUSINESS:

- ~Tim Gabrelcik asked to have the opportunity to address the board regarding the violation he received for his lawn. Tim admitted his lawn has some problem areas. The board requested that he corrects these issues with his lawn in the spring. Tim agreed to do so.

~ Keystone Connect Email and FB page: Thirty-six residents have signed up to email, and 31 have joined the FB page. The response from residents has been positive and we hope more will sign up.

~ Neighborhood Garage Sale: It will take place in the spring. We will submit an ad on Craigslist and Doug is looking in to the cost for a sign. We will discuss more details at the next meeting

Questions/Comments from the residents:

Next Meeting: Monday, February 8th at 7:30 pm at The Allegro

Meeting adjourned at 8:56 pm

Respectfully submitted:

Shannon Cheney

Shannon Cheney
President, Keystone Bluffs HOA