

KEYSTONE HOA MINUTES
Board Meeting of 7/11/16

Meeting called to order at 7:32 pm by President Shannon Cheney

Present: Shannon Cheney (P), Doug Pawling (VP), Linda Newman, (S), Butch Miller (T) and Ed Brown (D); Not Present: Oceana Fuchs (D)

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 5

MINUTES:

~ The minutes of 6/14/16 were approved by acclamation

TREASURERS REPORT:

~ Butch stated the total amount in our money market account is \$100,424.24. This includes \$46,205.40 in checking and \$54,218.84 in savings. We have \$8,770 in delinquencies over 90 days.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ There are nine new violation letters and four hearing notices. Four homeowners have complied from the previous month.

OLD BUSINESS:

~ Justin Cheney informed the board Ameri-Tech would charge a one-time fee of \$200 to revamp our website and update the format. This would allow the Communications Committee limited access administrated by Philip, our Network Administrator. It would also allow for instant feedback. Doug motioned to spend \$200 to update our website, seconded by Ed, and approved by all.

~ Shannon will prepare a job description for the Communication Committee.

~ We still have an opening for a Director-at-Large.

~ The board discussed who authorized removing more than one alligator from our ponds. Greg stated when he receives a call about a nuisance alligator, the trapper is called and the alligator is removed. The trapper will not remove any alligators less than four feet in length. It is not clear if all of the alligators removed came from our ponds.

NEW BUSINESS:

~ Greg contacted Debra Jaramillo with Public - Works Traffic Engineering regarding the no parking signs in front of Lot 29. Greg will submit a letter to her asking if the sign can safely be moved 15 feet south of the existing no parking sign. Traffic Engineering will investigate the situation and determine whether or not the parking restrictions will remain.

~ There are still problems with people parking on the street overnight. Shannon motioned to have Greg send letters out to chronic offenders (a list will be provided) followed by hearing notices and fines, seconded by Linda and approved by all.

~ The board discussed reinstating the lien on Lot 119 that was removed by Dawn Bringe without our approval. Linda motioned to have our attorney send a letter of intent, seconded by Doug and approved by all.

Questions/Comments from the residents:

None.

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

Meeting adjourned at 8:59 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA