

KEYSTONE HOA MINUTES  
Board Meeting of 6/14/16

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

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

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 8

MINUTES:

~ The minutes of 5/9/16 were approved by acclamation

TREASURERS REPORT:

~ Butch offered to fill the open Treasurer position. Linda motioned to appoint Butch Miller Treasurer, seconded by Shannon and approved.

~ The total amount in our money market account is \$97,878.78. This includes \$44,666.77 in checking and \$53,212.01 in savings. Total delinquencies are \$11,227. We are within budget year-to-date.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ There are eight new violation letters and one hearing notice. Twelve homeowners have complied from the previous month. Greg contacted SNAP (Statewide Nuisance Alligator Program) about an alligator and they will have it removed. There was a discussion about board members questioning the violation letters Greg has sent out. It was agreed Greg is doing a good job following our by-laws and checklist and that we should continue to let him determine whether or not a violation letter should be sent. If the recipient of a letter has any questions, it should be between that homeowner and Ameri-Tech.

OLD BUSINESS:

~ The Board discussed the pros and cons of assuming responsibility of our website with Ameri-Tech and some problems we have had recently getting our updates posted in a timely manner. Shannon suggested meeting with Philip Porter, Ameri-Tech's Network Administrator, to discuss revamping the website. Shannon will put something together with respect to forming a communications committee to be voted on at the next meeting.

Greg said he would speak with some communications committees from his other properties and provide input at our next meeting.

~ Butch Miller filled the open Treasurer's position. We now have an opening for a Director-at-Large.

~ The Newsletter was sent out and we have received positive feedback.

**NEW BUSINESS:**

Questions/Comments from the residents:

Mike Sorbie of Lot 29 asked if the no parking sign on Equine could be relocated from Coronet Court to allow him to park one car on the street. Greg will contact Debra Jaramillo with the Public Works Traffic Engineering to see if there is anything that can be done.

Next Meeting: Monday, July 11th at 7:30 pm at The Allegro

Meeting adjourned at 8:40 pm

Respectfully submitted:

Linda Newman

Linda Newman  
Secretary, Keystone Bluffs HOA