

KEYSTONE HOA MINUTES
Board Meeting of 3/14/16

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

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

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 10

MINUTES:

~ The minutes of 2/8/16 were approved by acclamation

TREASURERS REPORT:

~ Nothing to report.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Lot 80 submitted a request to remove and replace an old banana tree and shrubs and with sod and new plants and it was approved.

~ Lot 23 submitted a request to paint the house and it was approved.

~ Lot 99 submitted a request to install aluminum fascia and it was approved.

MANAGER'S REPORT:

~ There are 25 new violation letters. Four second notices were sent.

Three have been corrected with one potential fining remaining.

~ 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 neighborhood garage sale will be held on Saturday, April 23rd from 7:00 a.m. until 1:00 p.m. Doug was able to find a 24" x 36" sign for \$44.00. Shannon will post notice of the garage on Craigslist and our Facebook Page.

~ Last month there were twenty properties with mildew on the fascia. It was agreed we would wait one month before sending out letters. Many were corrected and only nine letters were sent out.

NEW BUSINESS:

~ The Board made a few changes to the Violation Letters. The first letter should include the date the property was inspected and provide more detail of the violation. The second letter should include the date the first letter was sent out before notifying the homeowner of the hearing date. The third letter should include the date the hearing letter was sent out.

~ The Board will prepare a letter regarding street parking to be sent to the entire community.

~ The first two lights on the east side of Bridle Path Way are burned out. Greg will contact Duke Energy to have them replaced.

~ A claim was filed with Duke Energy for the broken light fixture on Bridle Path Way.

~ Greg will check the traffic flow on our website.

Questions/Comments from the residents:

There was a question as to when Rainmaker would plant new flowers at the entrances.

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

Meeting adjourned at 8:25 pm

Respectfully submitted:

Linda Newman

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Secretary, Keystone Bluffs HOA