

KEYSTONE HOA MINUTES
Board Meeting of 9/12/16

Meeting called to order at 7:34 pm by Linda Newman

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

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 5

MINUTES:

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

TREASURERS REPORT:

~ Our total assets are \$125,106.90. The general account is \$48,705.92; the BB&T-Money Market is \$56,230.98 and the Delinquent Maintenance Fee is \$20,170.00. Greg will look into and advise the board how long it takes to trigger a letter for unpaid dues.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Lot 143 submitted a request to install brick pavers and it was approved.

~ Lot 13 submitted a request to install a new roof and it was approved.

MANAGER'S REPORT:

~ Twelve violations were issued along with eight hearing notices. Twenty-three properties have come into compliance from the previous month. There are three homes delinquent one year or more. Greg will send final letters requesting payment and if not paid, will proceed with liens.

OLD BUSINESS:

~ No progress has been made since last month's meeting. Greg asked Phil to contact Shannon's husband to work on the website. John Donnelly, Clare Stevens, and Linda Newman agreed to be on the Communication Committee. Anything posted to the website must first be approved by the board.

~ There is still one open board position. Because we only had half the board in attendance, we tabled it until next month. Greg will check which board positions are up in November and email the board.

~ John Donnelly, a former board president, was in attendance and explained the safety reasons why the no parking signs were placed on both sides of the street on Equine and Bridle Path Way. The board had been looking into whether it would be feasible to move

the no parking signs in front of Lot 29. Based on John Donnelly's input and for safety reasons, Butch motioned not to have the County perform a study and to keep the signs in place, seconded by Clare and approved. Greg will contact the owner of Lot 29 and inform him of the board's decision.

~ All homeowners who received violations regarding overnight street parking are now in compliance

~ Greg provided four bids for trash collection. The board will need to decide which company they want to use before the budget workshop in October so we can factor the cost into the 2017 budget.

NEW BUSINESS:

~ We need to set a date for the Budget Workshop in October to be held at Ameri-Tech's office. We are required to post a notice of the meeting to all homeowners. Once a date is set, Linda will post it on the Community Bulletin Board and have it posted to our website. Shannon can post it on our Facebook page. We will need to have two budgets, one with and one without trash collection to be included in the packet for the annual meeting in November.

Questions/Comments from the residents:

~ John Donnelly informed everyone the no parking signs were put up so the Sheriff could enforce it and that there is no street parking in the neighborhood. He also said there were two more car break-ins on Fetlock.

~Susan Park talked about cars blocking driveways and asked why the alligators were removed.

Next Meeting: Monday, October 10th at 7:30 pm at The Allegro

Meeting adjourned at 8:44 pm

Respectfully submitted:

Linda Newman

Linda Newman, Keystone Bluffs HOA