

KEYSTONE HOA MINUTES  
Board Meeting of 7/10/17

Meeting called to order at 7:30 pm by Doug Pawling

Present: Doug Pawling (P), Ed Brown (VP), Linda Newman (S), Clare Stevens (T), Marianne Donnelley (D), and Shawn Price (D).

Ameri-Tech presence: Greg Anderson, Community Association Manager and David Fedash, Community Association Manager

Residents: 10

MINUTES:

~ The minutes of 6/12/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$56,337.67 and the Money Market balance \$65,246.70. Delinquencies total \$7,885.

NONCOMPLIANCE/FINES:

~ The owner of Lot 119 did not appear for the fining hearing. Marianne motioned to get a legal opinion on what our options are, seconded by Ed and approved by all. Doug motioned to move forward with 3 separate fines for grass, paint, and dumpsters, seconded by Shawn and approved by all. The board also asked for a legal opinion pertaining to our Declaration of Covenants, Conditions and Restrictions, Article V, Section 5, allowing access by the Homeowner's Association to the property.

ARCHITECTURAL COMMITTEE:

~ Lot 101 submitted a request to replace nine windows with impact resistant windows and it was approved.

MANAGER'S REPORT:

- ~ Seventeen violations letters were sent, 14 open violations were corrected, and eight fining and hearing notices were sent.
- ~ A final demand letter for Lot 56 was mailed June 15<sup>th</sup> and a lien may be filed the end of July.
- ~ Rainmaker Landscape has removed and replaced 10 dead shrubs at the two entrances and replaced them with the same type of shrub.
- ~ Conte Property Services has invoiced us for the Christmas lights.
- ~ Greg introduced David Fedash, our new property manager.

OLD BUSINESS:

- ~ The notice of special meeting and joinders to amend the documents for a single sanitation contractor has been mailed. We are in receipt of 45 joinders, 41 in favor and 4 against the amendment.
- ~ A general liability claim has against Duke Energy through Sedgwick Claims Management Services to repair the damaged turf along Forelock Road has been denied.
- ~ Doug purchased a new LED light for the entrance at Bridle Path Way and Ed will install tomorrow.
- ~ Bidding for the mitered end section on Bridle Path Way and Forelock has been delayed until after the rainy season due to cost.
- ~ David will check with the Lake Doctor on the cost to restock our ponds as well as the County to see if they provide mosquito fish free of charge.
- ~ The board decided on a semi-annual newsletter instead of quarterly.
- ~ The board obtained a legal opinion and it was determined the Architectural Committee has authority to make a change to our documents that would include both shadowbox and board-to-board fences. Doug motioned to hold a special meeting in September to add the amendment, seconded by Claire and approved by all. A notice must be sent to all homeowners at least 14 days prior to the meeting.

#### NEW BUSINESS:

- ~ Greg emailed two samples of outdoor iron benches to the board for review. The cost is approximately \$1,200. Doug thought we should wait until the October budget meeting to see we can be fit into next year's budget. There was also a suggestion to see if a homeowner or company would be willing to sponsor the benches in exchange for a plaque with their name on them.
- ~ The board asked David to send a letter to Duke energy to repair the ground where three trucks got stuck behind 400 Carriage House Lane and to remove the poles they left behind.

#### Questions/Comments from the residents:

- ~ Marianne asked David to contact Rainmaker to arrange for a board member to walk with the landscapers to make sure they are doing a complete and thorough job, especially around the ponds.

Next Meeting: Monday, August 14th at 7:30 pm at The Allegro

Meeting adjourned at 8:25 pm

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA