

KEYSTONE HOA MINUTES
Board Meeting of 5/8/17

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

Residents: 9

MINUTES:

~ The minutes of 3/13/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$56,366.26 and the Money Market balance \$63,575.57. Delinquencies total \$15,533.38.

NONCOMPLIANCE/FINES:

~ The owner of Lot 142 did not appear for the fining hearing pertaining to mold on fascia. Linda motioned to institute a fine, seconded by Ed and approved by all.

ARCHITECTURAL COMMITTEE:

~ Lot 4 submitted a request for a new roof and it was approved.
~ Lot 97 submitted a request for a new roof and it was approved.

MANAGER'S REPORT:

~ Thirty-six violations letters were sent, seven open violations were corrected, and two fining and hearing notices were sent. We collected dues owed on one property and the lender bought back one foreclosure that we collected \$806 out of \$3,500 owed. Greg will send Final Demand and Intent to Lien notices on three other properties.

OLD BUSINESS:

~ Doug provided a letter and a frequently asked question list for the sanitation contract proposal. A tentative mailing date was set for the first week in June with a special meeting to help held as part of the August meeting.
~ The Board discussed the \$882 quote from Conte Property Services for commercial Christmas lights. It was unclear if the quote covered new lights or new lights, installation, and storage. Greg will get clarification from Conte as to what it includes. The Board also felt Conte did not do a quality job on last year's installation.
~ The Board decided against repairing the broken mitered ends in our drainage system at this time due to the cost. Sean contacted Duke Energy to see who owns the access roads

and the drainage culverts beneath them. Greg will get bids on backfilling the mitered ends with cement. The Board will wait for the ponds to fill back up with water before considering whether to restock them with fish. We will add a thank you to those who cleaned up the ponds in our next newsletter.

~ We received a handful of responses about our neighborhood watch. Feedback from the newsletter showed people were concerned with speeding, car break-ins, and rental properties not being maintained. There was interest in having neighborhood parties. Clare will reach out those who responded to see if anyone is interested in being on an Events Committee. Claire Koch volunteered to be on the Welcome Committee. It was suggested allowing local business to advertise in our newsletter and using the funds for welcome baskets.

NEW BUSINESS:

~ There was discussion on the condition of homes and property management enforcement. It was agreed Greg has not been doing enough to ensure homeowners are maintaining their property in accordance with our by-laws and that he needs to follow the Property Inspection Checklist on future inspections. Homeowners expressed concern about dead grass, lawns not being edged, bushes not being trimmed, dead trees/bushes, mold on fascia, mold on fences, and homes that have not been painted since they were built. Marianne volunteered to accompany Greg on his next inspection. In the meantime, Greg will contact Duke Energy and ask them to replace the dead grass on Forelock at Bridle Path Way that was destroyed by their trucks while installing new electric poles and wires. Greg will also contact Rainmaker to obtain a quote for replacing the dead bushes on Forelock between Equine and East Lake Rd.

Questions/Comments from the residents:

~ Marianne asked about the status of letting homeowners know what is needed to replace mailbox posts. Shawn will check with a vendor at Oldsmar Flea Market to see what they would charge to make them.

Next Meeting: Monday, June 12th at 7:30 pm at The Allegro

Meeting adjourned at 8:37 pm

Respectfully submitted:

Linda Newman

Linda Newman, Keystone Bluffs HOA