

KEYSTONE HOA MINUTES  
Budget Meeting of 11/13/17

Budget Meeting called to order at 7:03 p.m. by Doug Pawling.

Present: Doug Pauling (P), Clare Stevens (T), Linda Newman (S), and Shawn Price (D).  
Not Present: Ed Brown (VP) and Marianne Donnelley (D).

Ed Brown and Marianne resigned from the board.

There are no changes to the budget and our dues will remain at \$540 to be paid in two installments of \$270 on January 1<sup>st</sup> and July 1<sup>st</sup> 2018. Linda motioned to approve the budget seconded by Clare and approved by all.

Linda motioned to make a change to our architectural standards to include wood board-to-board fences, seconded by Shawn and approved by all. It will be added to our documentation.

Shawn motioned to adjourn the budget meeting, seconded by Doug. The budget meeting adjourned at 7:06 p.m.

KEYSTONE HOA MINUTES  
Organizational Meeting of 11/13/17

Organizational Meeting called to order at 7:15 p.m. by Doug Pawling.

Present: Doug Pauling (P), Clare Stevens (T), Linda Newman (S), and Shawn Price (D).

Proof of notice for the Annual Meeting was mailed on October 19, 2107. There were 17 homeowners present and 12 proxies. A total of 44 were needed to have a quorum. A quorum was not established so we could not hold the annual meeting. As a result, the board stays as is.

Linda motioned to appoint Jim Rosenburg to the board, seconded by Doug and approved by all. Shawn Price was named President, Jim Rosenburg was named Vice-President, Clare Stevens was named Treasurer, and Linda Newman was named Secretary.

Linda Newman and Shawn Price's terms end in 2018. Doug Pawling, Clare Stevens, and Jim Rosenburg's terms end in 2019.

Linda motioned to adjourn the organization meeting seconded by Doug. The organizational meeting adjourned at 7:21 p.m.

KEYSTONE HOA MINUTES  
Board Meeting of 11/13/17

Meeting called to order at 7:23 p.m. by Doug Pawling

Present: Shawn Price (P), Jim Rosenburg (VP), Clare Stevens (T), Linda Newman (S), and Doug Pawling (D).

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 17

MINUTES:

~ The minutes of 10/9/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$53,311.32 and the Money Market balance \$68,579.07. Delinquencies total \$14,950.00. David Fedash stated reminder letters were sent out for past due balances and notices of intent to lien will be mailed to unpaid homeowners.

NONCOMPLIANCE/FINES:

~ Nothing to Report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ David provided the legal report to the board.  
~ Rainmaker has submitted three proposals for irrigation system repairs totaling \$3,300. Linda motioned to have the repairs done, seconded by Shawn and approved by all.  
~ The November inspection was completed on November 9<sup>th</sup>. Twelve violations letters were sent along with 37 second notices. Eighteen previous notices were corrected.

OLD BUSINESS:

~ The bidding for mitered end sections for the culvert on Bridle Path Way and Forelock continues to be delayed until after the rainy season.

NEW BUSINESS:

~ David will contact Conte Property Services to find out when the Christmas decorations will be put up. According to our July minutes, we were already invoiced for the new commercial lights.

Questions/Comments from the residents:

~ Bob Shank asked about the status of the sanitation proposal and was informed we did not receive enough votes to move forward. It may be re-addressed in the future.

Next Meeting: Monday, January 8th at 7:30 pm at The Allegro

Meeting adjourned at 7:59 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA