

KEYSTONE HOA MINUTES  
Board Meeting of 10/9/17

Meeting called to order at 7:37 pm by Doug Pawling

Present: Doug Pawling (P), Linda Newman (S), Clare Stevens (T), Ed Brown (VP), and Shawn Price (D); not present: Marianne Donnelley (D).

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 4

MINUTES:

~ The minutes of 9/18/17 were approved by acclamation.

TREASURERS REPORT:

~ Nothing to report.

NONCOMPLIANCE/FINES:

~ Four second notices were sent.

ARCHITECTURAL COMMITTEE:

Nothing to Report.

MANAGER'S REPORT:

~ David found 55 violations. Many are for pressure washing. David left four courtesy notices and will leave courtesy notices for the pressure washing violations before sending out letters if they aren't corrected. Two hearing notices were sent.

~ A demand letter will be sent to Lot 56 to initiate the lien process.

~ A demand letter has been sent out to Lot 119 and a lien can be filed on October 26, 2017.

Linda motioned to proceed with a lien, seconded by Doug and approved by all.

OLD BUSINESS:

~ The Architectural Change form has been updated and the Community website has been updated.

~ Rainmaker cleared the dead trees over the walkways. They submitted proposals for additional work. The board asked David to look into the trees overhanging the pond to make see if it's a safety hazard. If so, the trees will be removed. Rainmaker will pay for any sprinkler heads they break while mowing. Any other causes of breakage are at our expense.

~ The Budget Meeting will be held Thursday, October 12<sup>th</sup> at 7:00 p.m. at Ameri-Tech in Clearwater.

~ The culvert on Bridle Path Way is tabled until the water recedes.

NEW BUSINESS:

- ~ Any fines in place against a homeowner can't be removed with a board vote.
- ~ Currently 36% of homeowners are unpaid and 13% of those are more than six months past due. It was agreed Ameri-Tech will send a second notices once a property is two months behind, followed by a pre-lien notice, followed by a lien. David will make sure all properties that are currently behind more than two months start receiving letters.
- ~ There are four open positions for the board.

Questions/Comments from the residents:

~ None.

Next Meeting: Monday, November 13th at 7:00 pm at The Allegro

Meeting adjourned at 8:25 pm

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA