

KEYSTONE HOA MINUTES
Board Meeting of 2/12/18

Meeting called to order at 7:30 p.m. by Shawn Price

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: 7

MINUTES:

~ The minutes of 11/13/17 and 1/8/18 were approved by acclamation.

TREASURERS REPORT:

~ Linda reported the General Account balance is \$72,140.78 and the Money Market balance is \$71,079.27. Delinquencies total \$21,555. David Fedash sent out 49 balance due letters on January 31st. To date, 33 properties are one payment behind and one property is two payments behind. The board informed David to send a pre-lien notice to the property that is two payments behind.

NONCOMPLIANCE/FINES:

~ Nothing to Report.

ARCHITECTURAL COMMITTEE:

- ~ Lot 105 submitted a request to install a new roof and it was approved.
- ~ Lot 48 submitted a request to replace the fence and it was approved.
- ~ Lot 41 submitted a request to replace and exterior door and it was approved.
- ~ Lot 66 submitted a request to repair fascia and paint the house and it was approved.

MANAGER'S REPORT:

~ The January inspection was completed on 1/27/18. There were three new violations and six courtesy notices were left at the door. All hearing violations were corrected.

OLD BUSINESS:

~ A payment of \$1,245.43 was received on December 31, 2017 for Lot 56. The current balance is \$270. The board will give the owner a chance to make that payment before determining whether or not to place a lien on the property.

~ Conte Property Services will not refund any money for the holiday decorations. David spoke with Rainmaker who agreed to put up and take down the lights based on a detailed design plan from us. We are responsible for purchasing the decorations and are responsible for any maintenance on the lighting.

~ H2O Pressure Washing completed the pressure washing of the common areas the week of January 29th.

~ David provided a legal opinion on parking enforcement from our attorney along with information from the Sheriff's Department. Mr. Sorbie stated Tom Washburn, a Traffic Engineer would be willing to meet with the board and offer options on the no parking signs in front of Lot 29. David will contact Mr. Washburn and ask him to attend our meeting in March.

~ The broken sprinkler head on Forelock has been fixed. Rainmaker provided three estimates for removing and installing new shrubs. The estimates were high and it appears they are for removing and replacing all of the shrubs. David will get back to Rainmaker and let them know specifically what shrubs we want to replace. Also, Mr. Sorbie informed the board he owns the shrubs from the wall on the southeast corner of Forelock to the pond. David will make sure Rainmaker knows not to remove them.

~ The bidding for mitered end sections for the culvert on Bridle Path Way and Forelock continues to be delayed until the water goes down.

NEW BUSINESS:

Our property insurance policy is up for renewal. The cost is \$1,564.74. Jim motioned to renew the policy, seconded by Clair and approved by all.

Questions/Comments from the residents:

Claire Koch of the Welcoming Committee asked if she could purchase gift cards for new residents instead of plants and the board agreed.

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

Meeting adjourned at 8:16 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA