

KEYSTONE HOA MINUTES
Board Meeting of 7/9/18

Meeting called to order at 7:31 p.m. by Shawn Price

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 7

MINUTES:

~ The minutes of 6/11/18 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$65,295.61 and the Money Market balance is \$75,246.93. Delinquencies total \$5,079.10

NONCOMPLIANCE/FINES:

~ No homeowners are scheduled for a fining hearing on July 9th or August 13th.

ARCHITECTURAL COMMITTEE:

~ 378 Knight, new fence
~ 3171 Prides new roof

MANAGER'S REPORT:

~ The inspection was completed on June 6th. There was one new violation and four courtesy notices were left. All hearing violations were corrected. As of July 9, 2018, there are seven accounts with the attorney. 2 in the process of being closed out. 3153 Medina and 386 bridle path

Jim motioned to send Pre-foreclosure seconded by Doug and approved by all 532 BPW
462 Equine - Lender took title
551 Bpw - 3rd party
3117 Coronet write it off

3 accounts 90 days past due, letters to be sent.

OLD BUSINESS:

~ Rainmaker provided an updated proposal in the amount of \$1,628 for replacement of shrubs as follows: \$620 for 31 viburnum, \$550 for mulch, and \$420 for jasmine. David will see if the county is currently offering beautification grants to split the cost 50/50 and the board will make a decision on moving forward at next month's meeting. Jim motioned to do the viburnum and mulch seconded by Clare and approved by all.

~ CES Engineering will start the culvert repairs when the water levels go down enough to do the work. They asked us to keep them updated. David will check if it would be feasible for them to block off the water and start sooner.

Linda motioned to do 3, 9 and 10, seconded by Shawn and approved by all. David will check on how to handle paying them. As long as we aren't paying more in the end.

NEW BUSINESS:

Jim motioned to skip the august meeting, seconde dby Linda and approved by all.

Questions/Comments from the residents:

Next Meeting: Monday, September 10th at 7:30 pm at The Allegro

Meeting adjourned at 8:02 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA