

KEYSTONE HOA MINUTES  
Board Meeting of 6/10/18

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

Present: Shawn Price (P), Doug Pawling (D), Clare Stevens (T), and Linda Newman (S).  
Not present: Jim Rosenburg (VP).

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 4

MINUTES:

~ The minutes of 5/14/18 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$64,964.00 and the Money Market balance is \$74,413.08. Delinquencies total \$6,510.90.

NONCOMPLIANCE/FINES:

~ No homeowners are scheduled for a fining hearing on June 11th. Six are scheduled for July 9, 2018.

ARCHITECTURAL COMMITTEE:

~ Nothing to Report.

MANAGER'S REPORT:

~ The May inspection was completed on June 6th. There was one new violation and three courtesy notices were left. All hearing violations were corrected. As of June 11, 2018, there are seven accounts with the attorney.

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.

~ 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.

NEW BUSINESS:

~ Sean is researching a proposed playground or exercise area behind the bulletin board on Carriage House Lane.

Questions/Comments from the residents:

Joe Seitz asked if we are enforcing the no street parking. Sean explained the difficulty in verifying whether a car parked on the street belonged to the home it was parked in front of as we would be required to send a written warning before any action could be taken.

Next Meeting: Monday, July 9th at 7:30 pm at The Allegro

Meeting adjourned at 7:46 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA