

KEYSTONE HOA MINUTES
Board Meeting of 5/14/18

Meeting called to order at 7:33 p.m. by Shawn Price

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 5

MINUTES:

~ The minutes of 3/12/18 and 4/9/18 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$70,512.82 and the Money Market balance is \$73,579.50. Delinquencies total \$7,954.95.

NONCOMPLIANCE/FINES:

~ Two homeowners are scheduled for fining hearing on June 11th.

ARCHITECTURAL COMMITTEE:

- ~ Lot 53 submitted a request to install a well and it was approved.
- ~ Lot 63 submitted a request to install a new roof and it was approved.
- ~ Lot 92 submitted a request to repaint the house the same color and the door a different color and it was approved.
- ~ Lot 123 submitted a request to installed anew roof and it was approved.
- ~ Lot 58 submitted a request to replace all of the windows and it was approved.
- ~ Lot 7 submitted a request to installed new shrubs and it was approved.

MANAGER'S REPORT:

~ The May inspection was completed on 5/10/18. There were 15 new violations. All hearing violations were corrected. All May hearing notices have been corrected or are in the process of being corrected.

OLD BUSINESS:

- ~ Lot 56 has paid the \$270 owed and is now current.
- ~ The board reviewed the proposal from Tom Washburn, a Traffic Engineer, regarding the no parking signs in front of lot 29. Jim motioned to leave the existing no parking signs in place, seconded by Clare and approved by all.
- ~ Rainmaker replaced the dead shrubs and mulched along Forelock. David will obtain an estimate for missing shrubs along the wall on East Lake.

~ CES Engineering submitted a proposal for repairs to the storm water system in the amount of \$6,900. Jim motioned to accept the proposal using funds from Deferred Maintenance, seconded by Clare and approved by all.

NEW BUSINESS:

~ Nothing to report.

Questions/Comments from the residents:

Sean thanked Claire Koch for her work on the garage sale.

Next Meeting: Monday, June 11th at 7:30 pm at The Allegro

Meeting adjourned at 8:22 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA