

KEYSTONE HOA MINUTES  
Budget Meeting of 11/12/18

Budget Meeting called to order at 7:00 p.m. by Shawn Price.

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

Doug motioned to approve the increase in fees to Ameri-Tech seconded by Linda and approved by all.

The Annual Budget remains the same. There were minimal changes. Irrigation was reduced. Legal and Management Fees were increased. Clare motioned to approve the budget seconded by Doug and approved by all.

There were no letters of intent to serve on the board and no interest from the membership. Jim motioned to reduce the board from seven to five members seconded by Shawn and approved by all. Shawn Price and Linda Newman's terms expired.

Linda motioned to adjourn the Budget Meeting, seconded by Clare. The Budget Meeting adjourned at 7:06 p.m.

KEYSTONE HOA MINUTES  
Organizational Meeting of 11/12/18

Organizational Meeting Called to order at 7:09 by Jim Rosenburg.

Present: Jim Rosenburg (VP), Clare Stevens (T), and Doug Pawling (D).

Proof of Notice for the Annual Meeting was mailed on October 15, 2018. There were 12 homeowners present and seven proxies. A total of 44 were needed to have a quorum. A quorum was not established so we could not hold the annual meeting.

Clare appointed Doug chairperson of the Organizational Meeting. Doug appointed Linda Newman and Shawn Price to the board. Jim Rosenburg will remain Vice-President with his term ending in 2019. Clare Steven will remain Treasurer with her term ending in 2019. Doug Pawling will remain Director at Large with his term ending in 2019. Clare motioned to appoint Shawn Price as President and Linda Newman as Secretary, seconded by Doug and approved by all. There terms will end in 2020.

Linda motioned to adjourn the Organizational Meeting seconded by Doug. The Organizational Meeting adjourned at 7:13 p.m.

KEYSTONE HOA MINUTES  
Board Meeting of 11/12/18

Meeting called to order at 7:15 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: 12

MINUTES:

~ The minutes of 9/10/18 and 10/8/18 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$69,435.25 and the Money Market balance is \$76,920.21. Delinquencies total \$6,780. The annual dues will remain the same. Shawn suggested sending letters for payment twice a year and eliminating the coupon book. David will check with Janis and get back to the board.

NONCOMPLIANCE/FINES:

Three accounts remain with the attorney. Ten accounts are 90 days past and final notices have been sent.

ARCHITECTURAL COMMITTEE:

- ~ Lot 39 submitted a request to paint the house and install a new roof and it was approved.
- ~ Lot 67 submitted a request to paint the house and it was approved.
- ~ Lot 108 submitted a request to install a new fence and it was approved.
- ~ Lot 122 submitted a request to install a new roof and it was approved.

MANAGER'S REPORT:

- ~ The November inspection was completed on November 7<sup>th</sup>. Twelve new violation letters were sent. There are two fining hearings scheduled for January 14<sup>th</sup>.
- ~ Rainmaker reported the centrifugal pump and breaker box are not operating. They have been repaired at a cost of \$1,500. There are two areas where tree roots have damaged the main lines and it will cost approximately \$3,000 to repair. Jim motioned to approve up to \$3,000 seconded by Doug and approved by all.
- ~ CES Engineering hopes to start work on the retention ponds in the next week or so.

OLD BUSINESS:

~ Nothing to report.

NEW BUSINESS:

~ We had three volunteers from the membership to work on a design and purchase Christmas decorations for the three entrances. Carolina Jantac will post an announcement on our Facebook page about a decorating party to be held on December 1<sup>st</sup> at noon.

Questions/Comments from the residents:

A homeowner asked if an architectural request was needed to remove hedges.

Next Meeting, Monday, January 14<sup>th</sup> at 7:30 p.m. at The Allegro

Meeting adjourned at 7:45 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA