

KEYSTONE HOA MINUTES  
Board Meeting of 10/8/18

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

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 0

MINUTES:

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

TREASURERS REPORT:

~ The General Account balance is \$68,987.15 and the Money Market balance is \$76,091.44. Delinquencies total \$12,596.43

NONCOMPLIANCE/FINES:

~ No homeowners are scheduled for a fining hearing.

ARCHITECTURAL COMMITTEE:

- ~ Lot 30 submitted a request to paint the house and it was approved.
- ~ Lot 96 submitted a request to paint the house and it was approved.
- ~ Lot 133 submitted a request to install a new roof and it was approved.

MANAGER'S REPORT:

- ~ The inspections will be completed this week. Four courtesy notices were left for on-site campaign signs and a boat with trailer. Thirty-four homeowners are 90 days past due and final notices have been sent before they are turned over to the attorney.
- ~ As of October 8, 2018, there are three accounts with the attorney.
- ~ Rainmaker will mow the ponds every other week to minimize erosion.

OLD BUSINESS:

- ~ Rainmaker - A homeowner continues to report grass is not being mowed regularly near the ponds. David advised the homeowner Rainmaker is mowing it every other week to minimize erosion.
- ~ The ponds are still too full to do any additional culvert repairs.

NEW BUSINESS:

- ~ The Budget Workshop was held on October 3rd. Our dues will remain at \$540.
- ~ The Annual Meeting will be held on November 12<sup>th</sup>. Two board terms are ending and we still have two open positions.

~ Shawn will put together information on a holiday decorating party to be held on Saturday, December 1<sup>st</sup> and added to our Facebook page and website.

Questions/Comments from the residents:

~ None

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

Meeting adjourned at 817 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA