

KEYSTONE HOA MINUTES
Board Meeting of 4/8/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 5

MINUTES: The minutes of 3/11/19 were approved with changes by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$84,026.27 and the Money Market balance is \$75,870.52. Delinquencies total \$6,130. Fourteen accounts are 60 days past due. Notices have been sent.

NONCOMPLIANCE/FINES:

As of March 31, 2019, one account remains with the attorney. A lien was filed on March 7, 2019 and a foreclosure can be filed after May 15th.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Year-to-Date we are under budget \$3,404.

~ The monthly inspection was completed on April 3rd. Ten courtesy notices were left on-site and four violation letters were sent. Three properties are scheduled for hearings on May 13th.

OLD BUSINESS:

~ Rainmaker submitted a proposal last month to replace missing, dead or diseased plants along Forelock and Equine in the amount of \$851.50 and to install mulch from the entrance of East Lake to Bridle Path Way in the amount of \$2,200. Shawn verified the number of plants needing replacement. Jim motioned to accept the proposal totaling \$3,051.50, seconded by Clare and approved by all.

~ CES Engineering repaired three of the nine pond drainpipes. Six drainpipes remain on hold until the water is below the elliptical pipes.

~ The storage shed we are purchasing is on backorder until May.

NEW BUSINESS:

~ Steven King of Rainmaker told David he will remove the chemical tank near our well free of charge.

Questions/Comments from the residents:

~ Clare asked David about the loss in our money market account. David said the money was used for retention pond repairs.

~Jim asked about the comments on our Facebook page regarding cast netting. Fishing is allowed for Keystone Bluffs residents only. There are no restrictions on cast netting as long as catch and release procedures are followed.

~ There was a question about delinquencies. Past Due letters are sent every 30 days. If payment isn't received after 90 days, a letter is sent advising the homeowner they are being turned over to the attorney. If payment still isn't received, a lien will be filed against the homeowner.

Next Meeting, Monday, May 13th at 7:30 p.m. at The Allegro

Meeting adjourned at 8:05 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA