

KEYSTONE HOA MINUTES  
Board Meeting of 2/11/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 6

MINUTES: The minutes of 1/14/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$88,701.78 and the Money Market balance is \$77,905.98. Delinquencies total \$12,300.95.

NONCOMPLIANCE/FINES:

Two accounts remain with the attorney. There are no finings. Three accounts are 90 days past due and final notices will be sent this week. There are 33 accounts that are 30 to 60 days past due and follow up notices will be sent out this week as well.

ARCHITECTURAL COMMITTEE:

- ~ Lot 102 submitted a request to install a new roof and it was approved.
- ~ Lot 103 submitted a request to install a new roof and it was approved.
- ~ Lot 122 submitted a request to install a board on board fence and it was approved.

MANAGER'S REPORT:

~ Year-to-Date we are under budget \$2,005.23. The February inspection was completed on February 7th. Four courtesy notices were left on-site and there were no violation letters. Eight properties are scheduled for hearings on March 11th.

OLD BUSINESS:

- ~ Rainmaker irrigation repairs were completed at a cost of \$706.34 and the payment will come out of interest reserves-interest.
- ~ The annual fee for our website will come out of our newsletter/website account.
- ~ CES Engineering retention pond progress is still on hold until the water is below the elliptical pipes.

NEW BUSINESS:

- ~ Sean has not obtained pricing for a storage shed behind the main entrance for Christmas decorations so it was deferred until next month.
- ~ There is an opening on the Architectural Committee. Linda motioned to appoint E.J. Stevens, seconded by Sean and approved by all.

Questions/Comments from the residents:

~ Claire Koch asked about replacing missing bushes near the entrances along Forelock and Equine. David will obtain a quote from Rainmaker.

Next Meeting, Monday, March 11<sup>h</sup> at 7:30 p.m. at The Allegro

Meeting adjourned at 7:56 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA