

KEYSTONE HOA MINUTES
Board Meeting of 1/14/19

Budget Meeting called to order at 7:37 p.m. by Shawn Price.

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 3

MINUTES: The minutes of 11/13/18 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$66,753.27 and the Money Market balance is \$78,577.81. Delinquencies total \$4,227.

NONCOMPLIANCE/FINES:

As of December 31st, two accounts remain with the attorney. Six accounts are 90 days past due. Five of them will be sent final notices from our attorney. The sixth one had an incorrect address.

ARCHITECTURAL COMMITTEE:

- ~ Lot 33 submitted a request to install a porch counter/wet bar and it was approved.
- ~ Lot 83 submitted a request to paint the house and it was approved.
- ~ Lot 109 submitted a request to install a new pool enclosure and it was approved.
- ~ Lot 122 submitted a request to paint the house and it was approved.

MANAGER'S REPORT:

~ The January inspection was completed on January 3rd. Eight new violation notices were sent and two notices were sent to install hedge plants in front of their fences as required in our documents. Five fining hearings are scheduled for February 11th.

OLD BUSINESS:

- ~ Rainmaker found irrigation leaks along the sidewalk on Forelock created by the County when they repaired the sidewalks. Rainmaker submitted a proposal for the irrigation repairs. Linda motioned to accept Rainmaker's proposal to repair six irrigation leaks, not to exceed \$900, seconded by Clare and approved by all.
- ~ CES Engineering has not been able to make the necessary retention pond repairs due to all the rain we received in December. The water has to be below the elliptical pipes in order for them to proceed.
- ~ The Christmas Decorations were a big success. We will add more decorations as needed. In 2019 we will concentrate on adding more lights to the other two entrances.

NEW BUSINESS:

~ Sean will propose purchasing a storage shed for our Christmas decorations at next month's meeting.

Questions/Comments from the residents:

Next Meeting, Monday, February 11^h at 7:30 p.m. at The Allegro

Meeting adjourned at 7:57 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA