

KEYSTONE HOA MINUTES
Board Meeting of 6/10/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 7

NONCOMPLIANCE/FINES:

~ A fining hearing was scheduled for the owner of Lot 142 but the owner didn't show. The Fining Committee recommended going forward with a fine. Jim motioned to fine the owner \$100 a day for a maximum of ten days beginning June 14th, seconded by Doug and approved by all. The board also approved Marie's recommendation to add Nancy Medford to the Fining Committee as an alternate.

~ As of May 31, 2019, we received the money owed on Lot 56 and no accounts remain with the attorney.

MINUTES: The minutes of 5/13/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$77,668.21 and the Money Market balance is \$77,466.44. Delinquencies total \$4,00.43.

ARCHITECTURAL COMMITTEE:

- ~ Lot 1 submitted a request for a new roof and it was approved.
- ~ Lot 5 submitted a request for a new roof and it was approved.
- ~ Lot 33 submitted a request for a new roof and it was approved.
- ~ Lot 57 submitted a request for a new roof and it was approved.
- ~ Lot 65 submitted a request for a new fence and it was approved.
- ~ Lot 106 submitted a request for a new roof and it was approved.
- ~ Lot 120 submitted a request to paint the house and it was approved.
- ~ Lot 144 submitted a request for a new roof and it was approved.

MANAGER'S REPORT:

~ Year-to-Date we are under budget \$6,056.

~ The monthly inspection was completed on June 6th. Forty-seven letters are being sent for a total of sixty-eight violations. Sixteen violations were corrected from the May inspection and thirty-one hearing notices will be sent for July 8th. Jim motioned to send the hearing notices via regular mail going forward, seconded by Doug and approved by all. David will also tape a copy of the hearing notice to each homeowner's door.

OLD BUSINESS:

~ Rainmaker submitted a proposal to replace the shrubs along East Lake and Bridle Path Way. Shawn motioned to approve spending no more than \$700 for the viburnum and podocarpus plants for those areas, seconded by Linda and approved by all. There was a question about Rainmaker not matching the shrubs that were replaced at the Equine Entrance. David will look into it.

~ David is still waiting on a proposal to trim the oak trees along Forelock.

~ The entrance light on the east side of Equine is not working. David will get a quote for installation as well as a quote to run electricity down Bridle Path Way for Christmas decorations.

~ David received a proposal to pressure wash the common areas and the entrance walls on East Lake and Bridle Path Way. The board agreed to only do the common areas. David will see if H2O Cleaning Systems will include the drains. Linda motioned to spend \$950 to pressure wash the common areas, seconded by Shawn and approved by all.

~ David received a proposal from Dunlop Signs along with proofs to replace the signage in the common areas. Jim motioned to replace ten signs, seconded by Shawn and approved by all. David will make sure they drill holes in the signs to be mounted on the existing poles.

~ CES Engineering said the water is still too high to repair the six remaining drainpipes. One culvert was repaired on Carriage House Lane.

~ There was no discussion as to whether or not a permit required for the storage shed to hold the Christmas decorations.

NEW BUSINESS:

~ Nothing to report.

Questions/Comments from the residents:

~ Nothing to report.

Next Meeting, Monday, July 8th at 7:30 p.m. at The Allegro

Meeting adjourned at 8:29 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA