

KEYSTONE HOA MINUTES  
Board Meeting of 3/11/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 3

MINUTES: The minutes of 2/11/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$84,730.76 and the Money Market balance is \$77,597.65. Delinquencies total \$8,365.56.

NONCOMPLIANCE/FINES:

Two accounts remain with the attorney as of February 28, 2019. They are both in bank foreclosure. One has a lien on it and the other one was sent a pre-lien notice. There are no finings. Two accounts are 90 days past due and are with the attorney. Twenty-three accounts are 30 days past due. Follow up notices were sent out.

ARCHITECTURAL COMMITTEE:

~ Nothing to report.

MANAGER'S REPORT:

~ Year-to-Date we are under budget \$917.

~ The monthly inspection was completed on March 7th. One courtesy notice was left on-site and there were six violation letters. No properties are scheduled for hearings on April 8th.

~ The January and February lawn service was paid in February.

OLD BUSINESS:

~ CES Engineering retention pond progress remains on hold until the water is below the elliptical pipes. There was a tech on site today for re-inspection. They plan on pouring cement in three of the nine drains this week or next week.

NEW BUSINESS:

~ Shawn found a couple of storage-shed options for under \$500. This doesn't include plants to cover it from view. Shawn motioned to purchase a steel shed, frame, and hdpv flooring using funds from the interest reserve account, seconded by Linda and approved by all.

~ Rainmaker submitted a proposal to replace missing, dead or diseased plants along Forelock and Equine in the amount of \$851.50. They also submitted a proposal to install mulch from the entrance of East Lake to Bridle Path Way in the amount of \$2,200. Shawn suggested we table this until next month so he can inspect the area and determine what we need.

Questions/Comments from the residents:

~ Mike Swaim asked about removing the chemical tank that was used before installation of the new well. David will check with Rainmaker and Ameri-Tech to see if the tank can be removed at no cost to us.

~ Mike Swaim received a letter to see the fining committee without receiving the first letter. David discussed his courtesy notices.

Next Meeting, Monday, April 8<sup>h</sup> at 7:30 p.m. at The Allegro

Meeting adjourned at 8:05 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA