

KEYSTONE HOA MINUTES
Board Meeting of 5/13/19

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: 2

MINUTES: The minutes of 4/8/19 were approved with changes by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$82,206.24 and the Money Market balance is \$76,668.50. Delinquencies total \$5,050. Seven accounts are 90 days past due. Final notices were sent and the board approved turning them over to the attorney for collection.

NONCOMPLIANCE/FINES:

As of April 30, 2019, one account remained with the attorney. It has since paid us full but is still in bank foreclosure.

ARCHITECTURAL COMMITTEE:

- ~ Lot 7 submitted a request for a new roof and it was approved.
- ~ Lot 37 submitted a request for a new roof and it was approved.
- ~ Lot 92 submitted a request for a new fence and it was approved.
- ~ Lot 110 submitted a request for a new fence and it was approved.
- ~ Lot 126 submitted a request for a new roof and it was approved.

MANAGER'S REPORT:

- ~ Year-to-Date we are under budget \$5,831.
- ~ David plans on doing the monthly inspection this Friday.

OLD BUSINESS:

- ~ Rainmaker replaced the dead and missing shrubs and mulched along the Forelock and Equine entrances. They also installed new plants at the entrances.
- ~ CES Engineering - six drainpipes remain on hold until the water is below the elliptical pipes. If it becomes necessary, CES may be able to pump water from the ponds to complete the work.
- ~ The storage shed for Christmas decorations is purchased and need to be assembled. Sean will contact the County to see if a permit is required. Joe Seitz asked if the shed would be insured.
- ~ Rainmaker removed the abandoned storage tank along Forelock at no charge.

NEW BUSINESS:

- ~ Jim Rosenburg asked about removing trees on his property. He was concerned about pine trees falling during a hurricane. Linda passed out tree removal information from the County's website. Jim also asked about trimming the oak trees along the East Lake wall. David will obtain quotes from Rainmaker.

Questions/Comments from the residents:

~ Pam Rosenberg asked about pressure washing the common areas. David will look into pricing. He may be able to get a good rate that would include all 144 homes.

~ Joe Seitz said signs in common areas should be replaced because they are faded and peeling. David will get prices. Joe also asked if anything could be done about the flooding at the corner of East Lake and Forelock in front of our sign. He also asked about the dead shrubs along East Lake where the wall ends. David will contact Rainmaker to see if irrigation repairs are needed and obtain a quote for new shrubs.

Next Meeting, Monday, June 10th at 7:30 p.m. at The Allegro

Meeting adjourned at 8:16 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA