

KEYSTONE HOA MINUTES
Budget Meeting of 11/11/19

Budget Meeting called to order at 7:03 p.m. by Shawn Price.

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

The annual budget remains the same. There were a couple of items that had minimal changes. Operating expenses and reserves remain the same. Jim motioned to accept the budget, seconded by Clare and approved by all.

Linda motioned to adjourn the Budget Meeting, seconded by Jim and approved by all. The Budget Meeting adjourned at 7:05 p.m.

KEYSTONE HOA MINUTES
Organizational Meeting of 11/11/19

Organizational Meeting Called to order at 7:09 by Shawn Price.

Present: Shawn Price (P) and Linda Newman (S).

Proof of Notice for the Annual Meeting was mailed on October 11, 2019. There were four homeowners present and four proxies. A total of 44 were needed to have a quorum. A quorum was not established so we could not hold the annual meeting.

There were no letters of intent to serve on the board and no interest from the membership. The terms have expired for Jim Rosenburg, Clare Stevens, and Doug Pawling.

Linda appointed Shawn chairperson of the Organizational Meeting. Shawn appointed Jim Rosenburg, and Clare Stevens to the board. Jim Rosenburg was appointed Vice-President with his term ending in 2021. Clare Stevens was appointed Treasurer with her term ending in 2021. Jim motioned to nominate Shawn Price as President and Linda Newman as Secretary, seconded by Clare and approved by all. Their terms will end in 2020.

Linda motioned to adjourn the Organizational Meeting seconded by Clare. The Organizational Meeting adjourned at 7:12 p.m.

KEYSTONE HOA MINUTES
Board Meeting of 11/11/19

Meeting called to order at 7:12 by Shawn Price.

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

Ameri-Tech presence: Phil Colettis , Director of Operations

Residents: 6

MINUTES:

~ The minutes of 11/12/18 and 10/14/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$77,078.20 and the Money Market balance is \$78,731.27. Delinquencies total \$3,512.00. The annual dues will remain the same.

NONCOMPLIANCE/FINES:

Three accounts remain with the attorney. Nine accounts are 90 days past due and final notices have been sent. They can be turned over to our attorney after November 15, 2019.

ARCHITECTURAL COMMITTEE:

~ Lot 1 submitted a request to install solar heating panels and it was approved.

~ Lot 27 submitted a request to paint the house and it was approved.

MANAGER'S REPORT:

~ The monthly inspection was completed the first week of November. Seventeen violation letters were sent. There are no fining hearings scheduled.

OLD BUSINESS:

~ The shrubs will be installed along East Lake and Bridle Path Way when the weather permits. Jim recommended planting red flowers for Christmas at the entrances.

~ It was determined we only need to trim the trees along East Lake. We asked Phil to have David obtain two additional quotes.

~ The entrance lights on the east side of Equine have been repaired.

~ The remaining community signs should be installed by the end of the week.

~ The storage shed will be assembled with the Christmas decorations. It was suggested we put it inside the fencing near the well on Forelock.

NEW BUSINESS:

~ Linda motioned to change our meetings from monthly to every other month, seconded by Clare and approved by all.

~ New HOA signs are needed to reflect the name change from the Allegro to Addington Place of East Lake.

~ The Christmas decoration party will take place Sunday, November 24th at 1:00 p.m. Shawn will post it on our FaceBook page.

Questions/Comments from the residents:

Two new homeowners had questions about painting and fencing.

Joe Seitz said the lights are out at the main sign at East Lake is out. It was suggested obtaining one for dusk to dawn.

Next Meeting, Monday, January 13th at 7:30 p.m. at The Addington Place of East Lake.

Meeting adjourned at 8:09 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA