

KEYSTONE HOA MINUTES
Board Meeting of 10/14/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 1

NONCOMPLIANCE/FINES:

No fining hearings were scheduled.

MINUTES: The minutes of 7/8/19 and 9/9/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$81,954.22 and the Money Market balance is \$77,933.31. Delinquencies total \$5,052.

ARCHITECTURAL COMMITTEE:

- ~ Lot 27 submitted a request to install a new roof and it was approved.
- ~ Lot 33 submitted a request to paint the house and it was approved.
- ~ Lot 40 submitted a request submitted a request to install a new sidewalk and it was approved.
- ~ Lot 117 submitted a request to install new windows and doors and it was approved.
- ~ Lot 144 submitted a request to paint the house and it was approved.

MANAGER'S REPORT:

- ~ Year-to-Date we are under budget \$3,764.
- ~ The monthly inspection has not been completed.
- ~ As of September 30th, three accounts are with the attorney. We are in the process of placing liens on Lot 46 and Lot 127. Eleven homeowners are 90 days past due. Final notices are being sent out before being turned over to attorney.

OLD BUSINESS:

- ~ Rainmaker replaced the dead shrubs along East Lake Rd. They will fill in the missing shrubs in the next couple of weeks.
- ~ Rainmaker submitted a proposal in the amount of \$4,200 to trim the oak trees along Forelock and Bridle Path Way. Since Duke Energy already trimmed the trees along Bridle Path Way, the board asked David to have Rainmaker submit two separate proposals for the trees along Forelock and East Lake Rd.
- ~ Doug will purchase and replace the entrance light on the east side of Equine. Clare motioned to reimburse Doug up to \$300 for a new light, seconded by Linda and approved by all.
 - ~ H2O Cleaning completed pressure washing the common areas.
 - ~ Most of the community signs have been replaced.
 - ~ The storage shed has not been assembled.

NEW BUSINESS:

~ The board did not hold a budget workshop. Dues will remain the same for next year.

Questions/Comments from the residents:

~ None

Next Meeting, Monday, November 11th at 7:30 p.m. at Addington Place of East Lake

Meeting adjourned at 7:56 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA