

KEYSTONE HOA MINUTES  
Board Meeting of 10/14/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 5

NONCOMPLIANCE/FINES:

- ~ 2 owners are scheduled to appear before the fining committee.
- ~ As of September 09, 2019, three accounts remain with the attorney. Lot 127 and Lot 46 can have lien's filed on September 28, 2019. Lot 56 has been set for trial on October 10, 2019.

MINUTES: The minutes could not be approved because there weren't enough members to vote.

TREASURERS REPORT:

- ~ Clare reported the General Account balance is \$86,520.42 and the Money Market balance is \$77,135.32. Delinquencies total \$6402.00.

ARCHITECTURAL COMMITTEE:

- ~ Lot 33 submitted a request for a new paint color and it was approved.
- ~ Lot 66 submitted a request for a new fence and it was approved.
- ~ Lot 116 submitted a request for a new roof and it is pending shingle sample submission.

MANAGER'S REPORT:

- ~ Year-to-Date we are under budget \$852.00.
- ~ The monthly inspection was completed on July 05.

OLD BUSINESS:

- ~ Rainmaker replaced most of the shrubs along East Lake and Bridle Path Way.
- ~ 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.
- ~ The pressure washing of common areas was completed. The manhole and gutters were also included at no charge.
- ~ The common area HOA signage is in process of being replaced by Shawn. 4 of the 8 signs have been changed out and the remaining 4 will be completed shortly.
- ~ CES Engineering said the water is still too high to repair the six remaining drainpipes. One culvert was repaired on Carriage House Lane.

NEW BUSINESS:

- ~ Nothing to report.

Questions/Comments from the residents:  
~ Nothing to report.

Next Meeting, Monday, October 14 at 7:30 p.m. at The Allegro

Meeting adjourned at 8:29 p.m.

Respectfully submitted:

Shawn Price, President, Keystone Bluffs HOA