

KEYSTONE HOA MINUTES
Board Meeting of 1/13/20

Meeting called to order at 7:34 by Shawn Price.

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

Ameri-Tech presence: David Fedash

Residents: 0

MINUTES:

~ The minutes of 11/11/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$82,423.13 and the Money Market balance is \$80,327.26. Delinquencies total \$1,630.90.

NONCOMPLIANCE/FINES:

Five accounts remain with the attorney. No new accounts are 90 days past due. A lien is being filed on Lot 56 as of January 10, 2020. Shawn motioned to start the process of filing liens on Lots 80, 91, 95, and 102, after January 23, 2020, seconded by Clair and approved by all.

ARCHITECTURAL COMMITTEE:

- ~ Lot 103 submitted a request for a new roof and it was approved.
- ~ Lot 143 submitted a request for a new roof and it was approved.

MANAGER'S REPORT:

~ The monthly inspection was completed on January 8, 2020. Twenty new violation letters and four second notices were sent. No fining hearings are scheduled.

OLD BUSINESS:

- ~ Rainmaker completed the installation of shrubs along East Lake and Bridle Path Way.
- ~ David received a bid from Rainmaker in the amount of \$2,600 to trim and lift all the oak trees along East Lake Road. Linda motioned to award Rainmaker the contract, seconded by Clare and approved by all.
- ~ There are three community signs that still need to be installed.
- ~ Shawn assembled the storage shed and put it inside the fenced area by the well.
- ~ David will check with Dunlop Signs to determine the cost for two new multi-use HOA Meeting signs. Shawn will send him a picture of the current sign with the dimensions.

NEW BUSINESS:

~ Shawn will look at broken light on Bridle Path Way and determine if we can fix it or if we need an electrician.

~ There was a discussion on how we will handle communications, inspections, fines, etc. during the months meetings aren't held. It was agreed we will communicate via email. David will continue to do his monthly inspections and any fining hearings will take place during the months we meet.

~ Shawn proposed hiring a professional to put up and tear down our Christmas decorations. He submitted a proposal from Angelic Tree Care LLC. Linda motioned to hire Angelic Tree Care LLC at a cost of \$750, seconded by Clare and approved by all. Shawn will negotiate the contract.

Questions/Comments from the residents:

~ None

Next Meeting, Monday, March 9th at 7:30 p.m. at The Addington Place of East Lake.

Meeting adjourned at 8:23 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA