

KEYSTONE HOA MINUTES  
Board Meeting of 3/9/20

Meeting called to order at 7:31 by Shawn Price.

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

Ameri-Tech presence: David Fedash

Residents: 4

MINUTES:

~ The minutes of 1/13/20 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$92,012.67 and the Money Market balance is \$81,923.35. Delinquencies total \$7,103.76.

NONCOMPLIANCE/FINES:

As of March 13, 2020, one account remains with the attorney. A payoff balance was issued to the new owner and it is scheduled to be paid off this month. Sixteen accounts are more than 30 days past due.

ARCHITECTURAL COMMITTEE: 8

- ~ Lot 33 submitted a request for an outdoor kitchen and it was approved.
- ~ Lot 89 submitted a request for a new roof and it was approved.
- ~ Lot 110 submitted a request to paint the house and it as approved.
- ~ Lot 115 submitted a request to paint the house and it as approved.
- ~ Lot 118 submitted a request for a new roof and it was approved.
- ~ Lot 118 submitted a request to install a fence and it was approved.
- ~ Lot 121 submitted a request to paint the house and it as approved.
- ~ Lot 143 submitted a request to paint the house and it as approved.

Shawn motioned to strike the following pertaining to foliage in the common areas blocking the fencing from the Architectural Standards of Keystone Homeowners Association Inc., Section 8, Subsection C, seconded by Jim and approved by all.

8. Fences. The following standards shall be used for individual lot fencing in Keystone:

- C. That part of the fence, which is adjacent, borders or closest to and readily visible from the street, common area, detention pond (wet or dry bottom) shall require a planted hedge of Vibernem, Lagustrem or similar plant along the entire length of that part of the fence. Hedge plants shall be planted three (3) feet on center and shall be at least three (3) feet high when planted and maintained at a height not to exceed six (6) feet. The purpose is to screen the fence from view in all areas where it may be viewed by the general public or an adjacent property owner.

#### MANAGER'S REPORT:

- ~ The monthly inspection has not yet been completed.
- ~ David received two bids to repair the collapsed pond. Jim motioned to accept the proposal from CES Engineering in the amount of \$11,500 to be taken from the general fund and operating contingency, seconded by Shawn and approved by all.
- ~ Addington Place is now charging \$60 per meeting. David will order new signs with the name change that includes a dry erase area.
- ~ A homeowner video recorded Rainmaker dumping debris into the preserve. Two other witnesses observed dumping as well. There were also complaints about the crew leaving empty water bottles and cigarette packages on the ground. David will contact Steven King and have him clean up the debris.
- ~ The owner of Lot 419 attended the meeting to address his lawn violation and fine. He was informed what was necessary to bring the home up to standards as well as his responsibility in maintaining the property on a regular basis. It was agreed we would wait four months and readdress the situation.

#### OLD BUSINESS:

- ~ Shawn completed the installation of new signs. We are short one sign and David will order it for us.
- ~ Doug fixed the broken light on Bridle Path Way.
- ~ The contract with Angelic Tree Care LLC has been signed. They will put up and take down our Christmas decorations as well as store them in our new shed.

#### NEW BUSINESS:

- ~ It was agreed when David speaks with a homeowner over the phone, he should follow up the call with an email to that homeowner stating what was discussed and send a copy of the email to the entire board.

#### Questions/Comments from the residents:

- ~ A homeowner complained about the deteriorating condition of Lot 74. There are several issues with the property. It was agreed the Board will address them via email.
- ~ Shawn asked David to check with Rainmaker about the cost of treating the common areas without killing the grass.

Next Meeting, Monday, May 11<sup>th</sup> at 7:30 p.m. at The Addington Place of East Lake.

Meeting adjourned at 8:44 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA