

## KEYSTONE HOA MINUTES Board Meeting of 1/11/21

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

Present: Shawn Price (P), Parris Adams, (VP), Clare Stevens (T), Linda Newman (S), Gina Schroeder (D), Steven Gagliardo (D), and Dylan Cerniglio (D).

Ameri-Tech presence: Michael Diorio

Residents on Zoom call: 10

### MINUTES:

~ The minutes of 11/9/20 and were approved by acclamation.

### TREASURERS REPORT:

~ Clare reported the General Account balance is \$78,835.90 and the Money Market balance is \$79,117.20. Delinquencies total \$1,222.00.

### NONCOMPLIANCE/FINES:

Three accounts remain with the attorney and five accounts are 90 days past due. Judy is working with Marie on the fining committee to set up a date and time to have hearings.

### ARCHITECTURAL COMMITTEE:

- ~ Lot 60 submitted a request to paint the house and it was approved.
- ~ Lot 89 submitted a request to install a fence and it was approved.
- ~ Lot 92 submitted a request to install an eight foot high fence in their backyard and it was denied.
- ~ Lot 93 submitted a request to paint the house and it was approved.
- ~ Lot 116 submitted a request to install solar panels on their roof and it was approved.
- ~ Lot 133 submitted a request to paint the house and it was approved.

### MANAGER'S REPORT:

~ The monthly inspection was completed on December 30th. There are 25 open violations. Michael walks the property on the 30<sup>th</sup> or 31<sup>st</sup> of each month.

### OLD BUSINESS:

~ CES Engineering will begin work the third week of January to repair erosion around 11 mitered end section pipe structures in our ponds and repair erosion behind the steel gutter drain basin that flows into the north end of pond 40. They will clear the pipe inlets and outlets of the culvert system that runs under Forelock and connects to the wetlands and they will clear the silt buildup at the mitered end section pipe ends located on the east side of the intersection of East Lake and Forelock Roads.

~ Rainmaker completed lifting the trees along the wall on East Lake Rd, Forelock, and Bridle Path Way on November 2<sup>nd</sup>.

~ Michael will obtain multiple quotes to treat and revitalize the common areas within 25 feet of a homeowner. There is a lot of weed intrusion. Gina offered to get involved and talked about adjusting the sprinklers as needed.

~ The language in our Architectural Standards pertaining to mechanical equipment will be amended. Instead of requiring bushes it will only be suggested they be placed in front of any equipment.

~ Angelic Tree Care LLC no longer exists. Parris and her husband took down the Christmas decorations. Michael will search for another company to put up and take down our decorations.

~ Michael provided bids from Al Leach Painting, Lowes Commercial Painting, Elite Painting, and P&R Pro Coating along with paint specifications from Sun Paints & Coating on paint for the perimeter walls and caps. Parris motioned to hire Elite Painting, seconded by Gina and approved by all.

#### NEW BUSINESS:

~ There was a question from a homeowner who doesn't use zoom as to when we would return to in-person meetings. Ameri-Tech has offered its facility for any homeowner who would like to attend our meetings.

~ There was a question from a homeowner about where to buy a mailbox post to replace his current one. The posts are no longer available to purchase and have to be custom made. A discussion ensued about new mailboxes. It will be addressed at our next meeting.

#### Questions/Comments from the residents:

~ Marianne Donnelley thanked the board for implementing the holiday contest. She also asked about changing the color of the wall to give it a fresh look. Parris will look into the cost to change the color.

Next Meeting, Monday, March 8th at 7:30 p.m.

Meeting adjourned at 8:26 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA