

KEYSTONE HOA MINUTES Board Meeting of 3/8/21

Meeting called to order at 7:52 by Shawn Price.

Present: Shawn Price (P), Parris Adams, (VP) Linda Newman (S), Gina Schroeder (D), and Steven Gagliardo (D). Not present: Clare Stevens (T), and Dylan Cerniglio (D).

Ameri-Tech presence: Phil Colettis

Residents on Zoom call: 8

MINUTES:

~ The minutes of 1/11/21 and were approved by acclamation.

TREASURERS REPORT:

~ Shawn reported the General Account balance is \$97,009.35 and the Money Market balance is \$73,480.75. Delinquencies total \$12,112.25

NONCOMPLIANCE/FINES:

Three accounts remain with the attorney and one account is 90 days past due.

ARCHITECTURAL COMMITTEE:

- ~ Lot 48 submitted a request to install a new roof and paint the house and it was approved.
- ~ Lot 65 submitted a request to paint the house and it was approved.
- ~ Lot 94 submitted a request to install a new roof and it was approved.
- ~ Lot 121 submitted a request to install a new roof and it was approved.
- ~ Lot 124 submitted a request to install a whole house generator and it was approved.
- ~ Lot 137 submitted a request to install a roof and it was approved.

The Architectural Committee is proposing standards changes to two areas of the Architectural Standards of Keystone Homeowners Association, Inc. They are Fences: Section 8, Article A and Mailboxes: Section 10, Articles B-C.

MANAGER'S REPORT:

~ The monthly inspection was completed on February 26th. Fifteen violation letters were sent. Bob Hugenschmit, an independent Engineer, is coming out on Thursday to review the work completed for the pond erosion by CES Engineering and let us know if anything else needs to be done. Phil will try to attend.

OLD BUSINESS:

- ~ We are tabling any new quotes that meet the new specifications from CES Engineering for additional pond erosion until after the meeting with Bob Hugenschmit.
- ~ Parris has been working with Elite Painting on perimeter walls. They are in the first stages of painting the wall. Extensive work was needed on the wall due to mistakes made from the

previous contractor. Parris mentioned the end of the wall on East Lake is sinking. We have insurance so we will check to see if we have coverage to fix it. Gina suggested pressure washing the walls every two years. Parris will obtain a quote. Parris also asked for a key to the timers. John received some from Rainmaker and will give her one.

~ Rainmaker started work on lifting the trees along the wall on East Lake Rd, Forelock, and Bridle Path Way on February 15th.

~ An amendment to Article III, Section 4 (Screening) of our Declaration of Covenants, Conditions and Restrictions of Keystone cannot be made without a quorum of 75% of the homeowners.

~ Parris is obtaining quotes (with and without our lights) from four companies to install and take down our Christmas decorations. They are: Marine Handyman, Tri County Riverwash, Northern Quality, and Salty Bums Pressure Washing.

~ Our current mailbox posts are no longer available and have to be custom made if they need replacing. Gina researched vinyl and aluminum mailbox posts and presented options to the Board. Gina motioned to approve the Mayne New Port Plus Classic Mailbox post in white with a black mailbox, seconded by Steve and approved by all. It was agreed we will allow one of our current homeowner's who asked about replacing his mailbox to purchase this mailbox and if it doesn't work, the HOA will pay to replace it. Gina will contact the homeowner.

NEW BUSINESS:

Nothing to report.

Questions/Comments from the residents:

~ Marianne Donnelley asked about cars parking on the streets. It's a problem on Carriage House Lane. Phil will have Michael send a letter.

~ Linda was asked by a homeowner if there is a cap on the number of rentals allowed in our community.

~ Shawn said a homeowner who moved out on Carriage House Lane left his furniture all over the driveway.

~ John Donnelley asked about homes that have painted their houses/doors with colors that were not approved. If the Architectural committee notices homes painted with unapproved colors, they should send an email to Michael so he can send a friendly reminder it was not an approved item and could be turned over to the Board to address. John suggested we add a line to the Architectural Modification Request Form to include the door color when painting a house.

Next Meeting, Monday, May 10th at 7:30 p.m.

Meeting adjourned at 9:43 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA