

KEYSTONE HOA MINUTES
Board Meeting of 1/9/23

Meeting called to order at 7:0 p.m. by Clare Stevens.

Present: Clare Stevens (P/T), Steven Gagliardo (V), Gina Gibbons (T), Linda Newman (S), Marianne Donnelly (D), James Joline (D), and Justin Buis (D).

Ameri-Tech presence: Lorenzo Barry LCAM and Bob Kelly, Assistant Director of Operations

Residents in person and on Zoom call: 14

MINUTES:

~ The minutes of 11/14/22 were approved by acclamation.

TREASURERS REPORT:

~ Gina reported the General Account balance is \$74,186.70 and the Money Market balance is \$73,064.51. Delinquencies total \$1,310.63.

NONCOMPLIANCE/FINES:

The Fining Committee had nothing to report. No accounts remain with the attorney. There are currently zero accounts over 30 days, zero accounts over 60 days, and four accounts are over 90 days past due.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural request:

- ~ Lot 10 submitted a request to replace the roof and it was approved.
- ~ Lot 140 submitted a request to paint the house a new color and it was approved.

MANAGER'S REPORT:

- ~ The monthly inspection was completed on January 9, 2023, and nine violations are being sent.
- ~ Lorenzo requested two bids for the pond signs and is waiting on quotes.
- ~ Clare asked Lorenzo to start over with obtaining solutions and quotes for the section of the wall on East Lake that is leaning.
- ~ The Board wants to continue with the current three letter format for violations. Clare asked for our current procedures including follow up. Steve mentioned our Fining Committee has not received any communications from Ameri-Tech in months.

OLD BUSINESS:

- ~ The East Lake wall repair bids was covered in the Manager's Report.
- ~ The Board felt the Christmas Decorations cost a lot of money and there were pros and cons. We will keep it on the agenda under new business and discuss it again in May.
- ~ Clare was not sure if Rainmaker removed the old Christmas decorations. Lorenzo needs to contact Rainmaker to find out why the bushes along East Lake are dead and if they installed sprinkler head shrouds to keep the water from staining the walls.

~ There has been no resolution to the issue with the perimeter wall painting job. Keith told Clare the wall needed sandblasting instead of pressure washing. Clare obtained the specs that outlined the prep that needed to be done. Gina said the Dyco representative has been fired and Bob Kelly said Dyco is technically no longer in business. The Board discussed options including small claims court, but Bob Kelly cautioned we may end up spending more money than we recoup. We still need the communications between Ameri-Tech and Elite Painting. In the meantime, the Board asked Lorenzo to obtain two or more quotes to correct the existing problems and identify potential problem areas where they think the paint may peel soon and provide a quote for that.

~ Lorenzo covered the pond erosion signage in the Manager's Report.

~ The new violation policy and letters were covered in the Manager's Report. The Board also made it clear that the property managers have not done a thorough inspection in several months and the property needs to be walked, not driven. Lorenzo should be following the violation checklist. Items on the checklist include: paint house, house mold, pressure wash house, weeds in flower bed, weeds in rock bed, dead grass, edge lawn, trim bushes, debris in gutters, trash cans in view, and yard clutter. It was agreed he would send the violation report to the Board for review for the first two or three months. After that he can send the violations out and send a copy of the report to the Board.

~ The Board asked Lorenzo to contact Rainmaker to see what can be done to keep rust off the wall. We don't want the sprinklers aimed at them. Do we need to go deeper on the well or bring chemicals back?

NEW BUSINESS:

~ The Board will provide a photo and asked Lorenzo to send a violation to Lot 9 for parking a commercial vehicle on the property.

Questions/Comments from the residents:

~ Oscar Hernandez received a violation and contacted Ameri-Tech to let them know it has been taken care of but has not received any communication back. Steve said Ameri-Tech doesn't get back in a timely manner and the letters are too vague. Bob Kelly suggested if a homeowner doesn't receive a reply, they contact somebody higher up at Ameri-Tech.

~ Gina said the tree roots in the common area next to Lot 94 are uplifting the road and preventing the water from draining properly. The Board asked Lorenzo to investigate our options.

Next Meeting, Monday, March 13th at 6:30 p.m. Meeting adjourned at 7:46 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA