

KEYSTONE HOA MINUTES  
Board Meeting of 10/14/24

Meeting called to order at 6:35 p.m. by Linda Newman

Present: Marianne Donnelly (P) (via Zoom), Edwin Rodriguez (T), Linda Newman (S), Clare Stevens (D) (via Zoom), and Cris Snyder (D).

Ameri-Tech presence: Brett Newby and Keith Phillips

Residents in person and on Zoom call: 11

MINUTES:

~ The minutes of 9/30/24 were approved by acclamation.

TREASURERS REPORT:

~ Edwin stated General Account balance is \$108,451.95 and the Money Market balance is \$65,562.70. Total Assets are \$174,014.65. Delinquencies total \$7,327.00.

NONCOMPLIANCE/FINES:

Marie had nothing to report. Brett did not bring the listing of the violations Cris asked for at the last meeting. Linda asked him to email all violations from January 1st to date to the Board so we can see what hasn't been resolved and where we need to start over. Brett said he would send it tomorrow.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural requests:

~ Lot 79 submitted a request for a new roof, and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ Brett has not walked the property since our last meeting so there are no new violations.

~ Two accounts, Lots 64 and 84, remain with the attorney. There are zero accounts 30 days past due, zero accounts 60 days past due, and nine accounts 90 days past due. Marianne asked Brett to send copies of all the past due letters sent for the last 90 days.

~ CES wants to take another look at Pond 8 before submitting a partial proposal. They resubmitted their proposal to make repairs to Ponds 7 and 14 as follows:

- Pond 7 Total - \$5,580
  - Repair south berm erosion around/behind MES (between houses) @ \$1,675.00
  - Repair more severe of berm erosion and MES in Northwest corner of pond @ \$3,750.00
  - Seal cracks in MES to help prevent further erosion @ \$425.00
- Pond 14 Total - \$2,350
  - Repair erosion inlet slab side of Outfall Control Structure:

- Pack concrete under front area of undermining and install wrip-wrap at front

Total Price - \$8,200 plus sales tax, if applicable. Includes equipment, labor, and oversight.

Cris motioned to approve the work on Ponds 7 and 14 based on the quote so we can get on the schedule, seconded by Edwin, and approved by all.

~ Brett requested a refund for our deposit for the wall repair from LRE Foundation Repair. They sent it to their accounting department. They will refund all but 25% plus costs. Brett will follow up with them.

~ Brett emailed the amendment draft from the attorney for the rentals, but it did not include the changes we asked for. Marianne said the Board will hold a separate meeting to discuss.

~ Brett received two proposals to remove a dead oak tree on Carriage House Lane as follows:

- Rainmaker - \$2,200 includes flush cut and disposal
- Stevens Tree Service - \$2,400 includes cut, grind stump and nearby surface roots, and disposal

Cris motioned to accept the proposal from Stevens Tree Service, seconded by Linda, and approved by all.

~ Ameri-Tech's contract is up at the end of this year, and we received a proposal for a new contract. There are two other proposals in the works.

~ A Fall event will be held on Saturday, October 26th from 9 a.m. - 11 a.m. Marianne put together a preliminary newsletter and we are looking into adding a proxy. The Board will split up the distribution.

~ Clare will champion our neighborhood yard sale on Saturday, November 16th.

#### NEW BUSINESS:

~ The Annual Meeting will be held November 25th at the East Lake Fire Station and via Zoom. The terms are up for Marianne, Edwin, and Linda. We also have three unfilled positions for Steve, Justin, and James. Cris agreed to fill one seat until November and does not plan on remaining on the Board. Board members who wish to remain on the Board need to email a letter of intent to Ameri-Tech. Those who do not wish to remain on the Board need to email a letter of resignation to Ameri-Tech.

#### Comments from the residents:

~ Clare said the timers are off at the entrance on Bridle Path Way. Tom Havlik offered to sync all the timers.

~ Carolina Jantac thanked the board for its work on trying to minimize rental properties. She asked to be kept in the loop regarding fencing and mailbox posts.

Next Meeting, Monday, November 25th at 6:30 p.m. Meeting adjourned at 7:39 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA