

KEYSTONE HOA MINUTES
Board Meeting of 9/12/22

Meeting called to order at 6:35 by Clare Stevens

Present: Clare Stevens (P/T), Steven Gagliardo (VP), Linda Newman (S), Justin Buis (D), Gina Schroeder (D), and James Joline (D).

Ameri-Tech presence: Karen Guider and Keith Phillips

Residents in person and on Zoom call: 13

MINUTES:

~ The minutes of 7/11/22 were approved by acclamation.

TREASURERS REPORT:

~ The General Account balance is \$101,918.51 and the Money Market balance is \$68,863.99. Delinquencies total \$4,375.

NONCOMPLIANCE/FINES:

~ Four fining hearings will be scheduled for either October 6th or 17th. There could be more than four depending on the date of the hearing.

ARCHITECTURAL COMMITTEE:

~ Carolina submitted the following architectural requests:

~ Lot 34 submitted a request to install a backyard shed and it was approved.

~ Lot 72 submitted a request to paint the house and it was approved.

~ Lot 130 submitted a request to install brick pavers and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ Karen Guider walked the property on July 29th, August 15th, and September 7th. There are currently 17 new violations and ten second violations. The Board asked Karen to send a listing of the current violations as well as provide a list of the monthly violations going forward. There are currently zero accounts over 30 days, nine accounts over 60 days and accounts three over 90 days. The accounts over 90 days are provided in the Legal Report as follows:

- A lien may be filed on Lot 64 after September 20th. Linda motioned to file a lien seconded by Gina and approved by all.
- A lien may be filed on Lot 45 after September 20th. Gina motioned to file a lien seconded by Linda and approved by all.
- A foreclosure may be filed on Lot 10 at any time. Linda motioned to foreclose seconded by Gina and approved by all.

Karen submitted a new sample violation letter for the Board to review that would consolidate three letters down to one or two. The Board agreed to look it over, discuss it, and provide input.

- ~Karen contacted the County about the sidewalk on East Lake Rd. The County has marked the sections that need to be repaired/replaced but we won't be on their schedule for a year. Gina and Clare asked Karen to check back every 60 days to see where we are on the list.
- ~ Karen sought more bids to repair a 40-foot section of the wall along East Lake but is having trouble getting contractors to show up. She is waiting on a quote from Jbolt.

Rainmaker sidewalk edging not being done. Karen spoke with Steve. Has reindeer been moved. It will be removed this week.

- ~ Karen has been looking for a company to install and take down our Christmas decorations. The Board does not have pictures of the previous decorations and is open to suggestions. There is a problem with the breaker boxes that may need addressing. The Board asked Karen to obtain quotes from Christmas Lights Install and Blitzen. Rainmaker also stated they can provide a red and green lens cap for the lights at the main entrance. Christmas Lights Install can install them either the third week of November or the first week of December. Blitzen can install them before December.
- ~ The Pond Erosion Committee has not heard from Shawn Price. Clare will follow up with him.
- ~ Karen has contacted Painters In & Out LLC and they were supposed to come out and inspect their paint job on the wall. She has followed up with them twice via phone but has not heard back. Clare asked her to follow up in writing via email. Gina asked for their contact information.
- ~ The contract with Rainmaker expired and Ameri-Tech obtained three bids. Although Rainmaker's costs went up substantially, the other vendors were even higher, so the Board decided to renew the contract with Rainmaker at the new rate.
- ~ There was a discussion at the July meeting as to why the Architectural Committee won't approve certain changes to people's homes, e.g., mailbox posts, driveway extensions, etc. David Frampton asked if decisions by the Architectural Committee can be overridden by the Board. Keith Phillips, the Director of Training at Ameri-Tech, said according to our Declaration of Covenants, Article VII, Section 3, Architectural approval is final. If there are any questions, he recommended we discuss it with our attorney and stated the Architectural Committee serves at the pleasure of the Board. Carolina Jantac said the Architectural is making their decisions based on our documents.
- ~ The Annual Budget Meeting will be held on Monday, October 3rd at 6:30 p.m. Notices will be posted on our website, our Facebook page, and the community bulletin board.

NEW BUSINESS:

- ~ The Annual Meeting will be held on Monday November 14th at 6:30 p.m. The terms are ending for Linda Newman and Gina Schroeder and there is one more open position.
- ~ EJ Stevens custom made a mailbox post that meets our architectural standards. The cost is \$250 without paint and \$275 with paint. He does not install it.

Questions/Comments from the residents:

- ~ Nothing to report.

Next Meeting, Monday, November 14th at 6:30 p.m.

Meeting adjourned at 7:54 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA