

KEYSTONE HOA MINUTES
Board Meeting of 3/13/23

Meeting called to order at 6:31 p.m. by Clare Stevens.

Present: Clare Stevens (P/T), Steven Gagliardo (V), Gina Gibbons (T), Linda Newman (S), Marianne Donnelly (D), and James Joline (D). Not Present: Justin Buis (D).

Ameri-Tech presence: Keith Phillips

Residents in person and on Zoom call: 13

MINUTES:

~ The minutes of 1/9/23 were approved by acclamation.

TREASURERS REPORT:

~ Gina reported the General Account balance is \$105,197.16 and the Money Market balance is \$73,904.09. Delinquencies total \$6,622.63.

NONCOMPLIANCE/FINES:

~ The Fining Committee had nothing to report. There was a discussion about the lack of communication from Ameri-Tech. Keith said two Fining Committee hearings will be held on March 24th at Ameri-Tech. Two accounts remain with the attorney. There are currently zero accounts over 30 days, nine accounts over 60 days, and zero accounts are over 90 days past due.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural requests:

- ~ Lot 8 submitted a request to install a fence and it was approved.
- ~ Lot 63 submitted a request to paint the house and it was approved.
- ~ Lot 140 submitted a request to install front walkway pavers and it was approved.

Marianne asked Keith about Ameri-Tech getting back to the Architectural Committee on a timely basis. Keith said when he receives a request, he sends it on to the Architectural Committee and sends a reminder if he doesn't hear back from them. Once a request is approved or denied, he contacts the homeowner.

MANAGER'S REPORT:

~ Property inspections were completed on February 6th and March 6th. Keith Phillips will do another inspection on March 15th at 1:00 p.m. Expectations were discussed and Clare agreed to walk the property with him.

OLD BUSINESS:

~ Keith provided the following quotes to repair the wall on East Lake:

- JBolt - \$62,595.00

- Sellers Services- \$10,900.00 for 40 feet where tree is pushing wall out.
- Lowes has another way to fix it that is not as expensive. Keith will get the cost from them.

~ James Jolene agreed to be the liaison with Rainmaker. He and John Donnelly met with them about blowing leaves into the storm drains. It was not done on purpose, and they try to remove as much as they can. The annuals look good with the exception near the front sign. There is a main water leak by the front wall as well as a zone line that needs replacing. James will verify the total cost to repair/replace both. The cost to revamp the irrigation along East Lake is \$3,300. It's another \$2,070 to plant viburnums. The sprinklers were moved to keep rust off the sidewalk but now it's causing rust on the wall. It would be very expensive to move them back.

~ Rainmaker removed the old Christmas decorations.

~ Keith provided a quote of \$13,800 from Millennium to replace the dead bushes. He also provided the following quotes:

- Properly irrigate viburnum - \$2,070.00
- Repair zone leak by Front wall - \$923.00
- Irrigation revamp to reduce overspray - \$3,300.00.
- Repair of main leak by the wall - \$1,216.32
- Lift oak trees along Forelock and Bridle Path - \$4,800.00

~ There has been no resolution to the issue with the perimeter wall painting job. Keith said all the previous companies involved don't want anything to do with the wall. He received the following bids:

- Island Painting - \$23,975.00
- Lowes Painting
 - Main Bid - \$21,800.00 (front of wall and cap)
 - Option 1- \$16,300.00 (back of wall)
- JBolt - \$62,595.00

None of the companies recommended spot painting. Clare asked if it was because it was detrimental or for aesthetic reasons and Keith said it was aesthetic. Clare asked for opinions. It was agreed we don't have the money to repaint the wall at this time. Steven asked if we could patch the big white spots until we can come up with a better solution. Keith said he would check tomorrow and get back to us. Marianne said this was first brought up last April and we are still discussing it. Keith also mentioned a new product that was used that others are having problems with as well. Clare and Marianne will put together a detailed timeline of everything that has transpired, and Keith will obtain a legal opinion for us.

~ Keith provided the following bids for the pond erosion signage:

- Dunlop Signs - \$794.29 (includes \$300 installation)
- Fast Signs - \$431.34 (includes \$201 installation)

Linda motioned to purchase the signs from Fast Signs, seconded by Steve and approved by all. Keith said we will get a proof before the signs are made and installed.

~ Keith confirmed a violation letter was sent to the owner of Lot 9 for commercial parking. The parking problem has been resolved. Keith offered to provide yellow hanger signs that can be placed on cars stating, "please remove car/will be towed".

~ John Donnelly spoke to the County about standing water near Lot 94 caused by the tree roots that are uplifting the road and preventing the water from draining properly. They came out and inspected the area. There is a long wait list and they said it will be fixed in approximately two years.

NEW BUSINESS:

~ Clare mentioned the lighting of the sign on East Lake and Forelock. James Jolene and John Donnelly think the timer is broke. James will replace it.

~ James Taylor asked to talk to the Board about a letter he received. Clare asked if he was willing to meet with the Board and Architectural Committee to see if they could come to a resolution and they agreed to schedule a date and time.

Questions/Comments from the residents:

N/A

Next Meeting, Monday, May 8th at 6:30 p.m. Meeting adjourned at 8:09 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA