

KEYSTONE HOA MINUTES
Board Meeting of 05/08/2023

Meeting called to order at 6:30 p.m. by Clare Stevens.

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

Ameri-Tech presence: Keith Phillips and Arnie Holder

Residents in person and on Zoom call: 10

MINUTES:

~ The minutes of 03/08/2023 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$102,169.50 and the Money Market balance is \$74,743.43. Delinquencies total \$1,586.00

NONCOMPLIANCE/FINES:

~ The Fining Committee had nothing to report.

~ Marie asked to get copies of the 1st and 2nd violation letters, Keith will begin including her in the emails.

~ Discussed fining process and whether all members of fining committee need to be present. Linda expressed that since she has been on the board, there has only been one representative from the fining committee present at the actual hearing. The head of the committee communicates with the rest of the committee prior to the hearing.

~ Several homes have unresolved issues and will soon be getting third letters. Others have been resolved or the homeowners reached out to Ameritech with pictures/progress reports.

- Violation/Fine – 2 Resolved
- Violation – 9 Closed
- Violation – 30 1st and 2nd

~ Marie said that a closer location in person meeting may encourage additional residents to attend board/fining meetings. Clare pointed out if they are not making the effort to attend when faced with a fine, having meetings closer will not change that. Marianne/Steve discussed posting a survey on Facebook to gauge resident interest in having face to face meetings again. Suggested places library, fire station or Cavalry Church.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural requests:

~ Lot 16 submitted a request to paint the house and it was approved.

~ Lot 67 submitted a request to place a shed on the side of the house and it was approved.

~ Lot 68 submitted a request to change the roof color and it was approved.

~ Lot 80 submitted a request to install decorative pavers and it was approved.

Justin asked if playground installation requires Arch approval. Per John yes, and generally they are approved so long as they are not taller than the eaves of the house and are behind a fence/cannot be seen from the street.

MANAGER'S REPORT:

~ One account with the attorney, three are 90+ days delinquent.

OLD BUSINESS:

~ Pond erosion signs

- Keith wanted clarification on how many signs we wanted to install, and the exact wording.
- Marianne reminded us on what was approved during the November Meeting (eight signs), six placed on the current posts, and two new posts.
- Linda reiterated the wording and that we wanted a no swimming symbol at the bottom of the signs.
- Keith to get final proof for approval.

~ Broken Light fixture at main entrance.

- Keith to get it fixed.

~ County completed sidewalk repair.

- They did break several sprinkler heads, and Rain Maker to fix.

~ East Lake Road Wall Repair

- Clare asked that if the County fixed the sidewalk damage caused by the trees, why wouldn't the wall damage be their responsibility too? Per Keith, County responsible for sidewalk to street, HOA responsible for sidewalk into the lot.
- Several sections of the wall are starting to separate/be pushed.
- Keith to get the County arborist out to see if we can remove the tree(s) that are pushing the wall or if there are other solutions.

~ Rust Tank

- Keith to get bids.
- Per James, his personal home system is quite costly. John Donnelly pulled 2010 budget and at that point it was \$6,240 annually for the service.
- Justin provided "The Rust Lady" as a referral, and John stated that our previous vendor was Jim from "Rust Off."

~ Perimeter Wall Painting

- Per Keith, would be \$795 per panel to prep and paint (brick to brick)
- Jamie purchased three gallons of the wall paint, and he and John Donnelly are going to spot paint some of the worst areas.
- Clare suggested testing in an inconspicuous area first to make sure it matches/sticks.

~ Lighting of Sign at East Lake and Forelock

- Jamie replaced the timer and lighting is working fine now.

NEW BUSINESS:

~ Rainmaker fine by the county

- Per Keith, Rainmaker and County are working it out, there would be no HOA responsibility.

Questions/Comments from the residents:

N/A

Next Meeting, Monday, July 10th at 6:30 p.m. Meeting adjourned at 7:05 p.m.

Respectfully submitted:

Clare Stevens, President, Keystone Bluffs HOA