

KEYSTONE HOA MINUTES  
Board Meeting of 10/16/2023

Meeting called to order at 6:30 p.m. by Steven Gagliardo.

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

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 6

MINUTES:

~ The minutes of 09/11/2023 were approved by acclamation.

TREASURERS REPORT:

~ Linda reported the General Account balance is \$90,771.03 and the Money Market balance is \$77,749.04. Delinquencies total \$3,342.00. Marianne asked about the HOA getting charged for legal fees. Arnie explained the HOA gets reimbursed after any settlement.

NONCOMPLIANCE/FINES:

~ The Fining Committee had nothing to report. One account remains with the attorney. There are currently zero accounts over 30 days, zero accounts over 60 days, and two accounts over 90 days past due.

ARCHITECTURAL COMMITTEE:

Marianne Donnelly submitted the following architectural requests:

~ Lot 27 submitted a request for a roof and solar panels for the pool, and it was approved.

MANAGER'S REPORT:

~ Arnie walked the property on September 26th and reported 10 new violations.

OLD BUSINESS:

~ Marianne reported on the East Lake Road wall repair. The wall is 27 years old and the trees along it are pushing it in. The last section of the wall on East Lake has moved a couple more inches in the last year. Concrete and labor costs have increased. Two oak trees need to be removed to make the necessary repairs. It is unclear whether the wall needs to be removed before the trees or vice versa. Marianne, Linda, Steven, and Arnie, our property manager, have met with a few contractors. The cost to remove one section including the trees is approximately \$20,000. Arnie will obtain a couple more bids.

~ Arnie obtained a bid to paint the perimeter of the wall and cap. The cost is approximately \$15,000. Jamie Jolene and John Donnelly painted the three worst sections, and it still looks good after three and a half months. Before we proceed any further, we need to find a solution for the sprinklers to prevent the rust from returning.

- ~ Arnie obtained bids for a rust tank. This has been tabled until we decide what to do about the sprinkler heads.
- ~ Jamie replaced the LED fixtures at the front entrance along East Lake and Forelock and capped the two low voltage lights.
- ~ So far, Arnie has received one letter of intent to remain on the Board. If there is not enough interest, the Board discussed possibly reducing the number of positions from seven to five so we can meet the quorum requirements. There were a couple of people who expressed interest at our fall community event.
- ~ Marianne organized a fall event on Saturday, October 14th. There were between 30 and 40 people in attendance and the feedback was overwhelmingly positive. Alex Rodriguez volunteered to work with Marianne to form some subcommittees.

#### NEW BUSINESS:

- ~ Marianne and Alex volunteered to put up the holiday decorations this year. Linda motioned to authorize no more than \$750.00 for decorations, seconded by Clare and approved by all.
- ~ Marianne asked about having the three entrance signs cleaned and polished to remove the white residue from the sprinklers. Arnie will obtain bids and Steve will do a test sample of a product he currently uses.

#### Questions/Comments from the residents:

- ~ Linda suggested we research how we can limit the number of corporations buying and renting homes in our community. We will discuss it at our next meeting.
- ~ Marianne and John Donnelly met with the Lake Doctors to understand the cost of their service since some of our ponds are almost dry. They learned a lot, especially with respect to why it's important to treat them when they're dry so the weeds and plants that grow when there's no water don't get rooted.
- ~ Marianne would like to see what our options are for the erosion on ponds seven and eight.

Next Meeting, Monday, November 13th at 6:30 p.m. Meeting adjourned at 7:40 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA