

**Kylemont @ Lansbrook Homeowners Association
Annual Meeting Minutes
November 9, 2015**

Attendees

Board Members: John Gregor, Ken Kunsman, Rob Moore, Ricky Negron, Jane Swango

Homeowners: David Selby

Call to Order

- President Ken Kunsman called the meeting to order at 7:00 PM
- Minutes from the November 24, 2014 Annual Meeting were approved.

Treasurer's Report

- Rob Moore reviewed the status of past due association fees. These are as follows:
 - 5173 Kernwood Ct. - \$9,417.63
 - 5132 Karlsburg Pl. - \$7,421.43
 - 5222 Karlsburg Pl. - \$4689.24
 - 5023 Kernwood Ct. - \$4,474.67
- At the homeowners request, a one-time waiver was approved for the late fee on 5154 Kernwood Ct.
- The status of the 2015 operating budget was reviewed and a surplus of ~\$444 is projected.
- Rob Moore presented a proposed 2016 operating budget which was approved by the Board. This budget will result in 2016 homeowner association fees that are unchanged from 2014 and 2015.
- A Treasurers Management Report was submitted (attached) and approved.

President's Report

- Ken Kunsman President's Report (attached) on past activities and future plans.

Architectural Committee

- The following architectural modification requests were approved:
 - 3858 Keystone – Repaint home exterior
 - 5105 Kernwood – Install yard fence
 - 5108 Kernwood – Install yard fence
 - 5199 Karlsburg – Repaint home exterior
 - 5155 Karlsburg – Replace garage side door
 - 5139 Karlsburg – Replace roof shingles
 - 5071 Kernwood – Replace dead palm tree and re-landscape

New Business

- David Selby agreed to investigate the status of HOA liens placed on properties that have excessive past due association fees.
- It was noted that Duke Energy has committed to re-staining the street light poles in Kylemont in early 2016.

Board of Directors Election

- Based on ballots received, John Gregor and Ken Kunsman were re-elected to new 3-year terms on the Kylemont Board of Directors. As a result, the Board of Directors consist of the following members:
 - Rob Moore term expires 2016
 - Ricky Negron term expires 2016
 - Jane Swango term expires 2017
 - John Gregor term expires 2018
 - Ken Kunsman term expires 2018

Homeowner Comments

- David Shelby noted that the Kylemont General Information and Guidelines on the Kylemont web-site should be revised to reflect the following:
 - Ability for homeowners to fish in the Kylemont ponds with a BOD issued permit
 - That the replacement of roof shingles requires BOD approval of an architectural modification request.
 - That the Kylemont operating budget is available for homeowners on request.
- None

Adjournment

- The annual meeting was adjourned at ~8:30 PM.

Kylemont @ Lansbrook Homeowners Association Business Meeting Minutes November 9, 2015

Following adjournment of the Annual Meeting, a business meeting was called to order to establish Board of Director positions for the next 12 months. Following discussion, the following officer positions were nominated and approved:

President – Ken Kunsman
Vice President – Ricky Negron
Treasurer – Rob Moore
Secretary – John Gregor
Member at Large – Jane Swango