

**Kylemont @ Lansbrook Homeowners Association
Annual Meeting Minutes
November 30, 2020**

Attendees

Board Members: Kim Dauscher, John Gregor, Ken Kunsman, Ricky Negron, Teresa Norton, Aaron Spink, Jane Swango

Homeowners: Tim & Linda Duke, Dave Selby

HOA Accountant: Rob Moore

Call to Order

- President Ken Kunsman called the virtual meeting to order at 7:00 PM
- Minutes from the December 9, 2019 Annual Meeting were approved.

Treasurer's Report

- Rob Moore distributed a summary HOA financial report for January through November 2020. It was noted that the non-routine maintenance expenses in 2020 (e.g., pine tree removal, berm hedge refurbishment and pine straw / mulch replenishment) will reduce the HOA reserves from approximately \$45k to \$21.7k.
- Rob Moore presented the proposed 2021 HOA operating budget which the BOD reviewed and approved. The 2021 HOA Annual fee of \$1,550 is unchanged from 2020 and will be invoiced to homeowners in late 1Q2021.

President's Report

- Ken Kunsman reviewed the significant HOA common area improvements completed in 2020 (e.g., pine tree removal, berm hedge refurbishment and pine straw / mulch replenishment).
- Ken also noted that HOA BOD meeting will continue to be held virtually in 2021 due to COVID.

Board of Directors Election

- Based on absentee ballots received from Kylemont homeowners and votes from the meeting attendees, John Gregor and Jane Swango were elected to a new 3-year term on the Kylemont Board of Directors.

- Current Board of Director terms are:

Kim Dauscher	expires 2021	Teresa Norton	expires 2022
Ken Kunsman	expires 2021	Ricky Negron	expires 2022
Aaron Spink	expires 2021	Jane Swango	expires 2023
		John Gregor	expires 2023

Homeowner Comments

None.

Adjournment

- The Annual Meeting was adjourned at ~8:00 PM.