

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – January 7, 2019**

Attendees

Board Members: Kim Dauscher, Ken Kunsman, Rob Moore, Jane Swango
Homeowners: John Gregor

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:02 PM
- The minutes from the November 12, 2018 Kylemont HOA BOD meeting were approved

Treasurer's Report

- Treasurer Rob Moore reviewed the 2018 HOA budget. While not yet finalized, the current 2018 budget has a surplus of ~\$7,000. However, an ~\$4,000 invoice for removal of pine trees along berm in December has not yet been received from the contractor.
- Certified letters are to be sent to the home owners of the following properties for past due 2018 HOA fees
 - 5059 Kernwood Ct
 - 5011 Kernwood Ct.
 - 5155 Karlsburg, Pl.
- The Treasurer's Report was approved by the BOD.

Architectural Review Committee

- The following requests was approved:
 - 5047 Kernwood Ct. – House exterior painting
 - 4915 Kernwood Ct. – Fence Installation

Old Business

- Oak Trimming – The oaks at the Kylemont entryway are scheduled to be trimmed within the week.
- Financial Review – An audit of the HOA financial records will be conducted in 2019.

New Business

- Board of Directors – Rob Moore resigned from the BOD due to his pending move in mid-2019. Until further notice, Rob will continue to serve as the HOA treasurer. The BOD appointed John Gregor to fill Rob's vacated BOD position.
- Power Wash – John Gregor is to have a contractor power wash the sidewalks around the common areas of Kylemont.
- Financial Audit – Rob Moore is to investigate the conduct of a financial audit of the HOA finances
- Entryway Landscaping – The BOD approved the expenditure of up to \$300 for new planting on the Kylemont entryway island. Jane Swango is to coordinate.

Adjournment

- The meeting was adjourned at 8:05 PM