

**Kylemont @ Lansbrook Homeowners Association (HOA)  
Board of Directors (BOD) Business Meeting – June 19, 2019**

**Attendees**

Board Members: Kim Dauscher, John Gregor, Ricky Negron, Jane Swango  
Other: Rob Moore

**Call to Order**

- The Kylemont HOA BOD meeting was called to order at 7:05 PM
- The minutes from the March 11, 2019 Kylemont HOA BOD meeting were approved

**Treasurer's Report**

- Acting Treasurer Rob Moore provided a summary of the HOA financials for 2019.
- To date, actual HOA expenditures are approximately \$3k under budget.
- It was reported that HOA fees are past due from the following properties:
  - 5059 Kernwood Ct. – Lien has been filed since also 2018 HOA fees past due
  - 5011 Kernwood Ct. – Working on payment plan
  - 5155 Karlsburg Pl. – Letter from HOA to be sent giving 60 day notice of lien filing
  - 5252 Karlsburg Pl. - Letter from HOA to be sent giving 60 day notice of lien filing
  - 5116 Kernwood Ct. - Letter from HOA to be sent giving 60 day notice of lien filing
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**Architectural Review Committee**

- The following requests was approved:
  - 3858 Keystone Road – Roof Shingle replacement
  - 5006 Kernwood Ct. – Exterior house painting
  - 5147 Kernwood Ct. – Exterior house painting
  - 5104 Karlsburg Pl. – Exterior house painting and roof shingle replacement

**Old Business**

- Sidewalk Power Washing – Completed
- Retention Pond X (southeast end of Kernwood Ct.) Weir Dam Leakage – The cracks in the concrete dam were repaired / patched.
- High Point Berm – Brightview repaired the berm landscape damage that they cause when installing the viburnum bushes
- Kylemont Entranceway – the following improvements were completed:
  - Installation of pentas
  - Palm tree trimming
  - Kylemont sign painting

**New Business**

- Kylemont Entrance – It was noted that risers are needed on some of the sprinkler heads in order to ensure that the watering is not blocked.
- Accounting Service Proposal – The Letter of Agreement proposal from Lima & Associates, LLC for accounting services for the HOA was approved,

**Adjournment**

- It was agreed that the next BOD business meeting should be held on Monday, August 12.
- The meeting was adjourned at 8:00 PM