

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – January 13, 2020**

Attendees

Board Members: Kim Dauscher, John Gregor, Jane Swango

Homeowners: David Selby, Deborah McCormick

Guest: Rob Moore

Call to Order

- John Gregor called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the November 5, 2019 Kylemont HOA BOD meeting were approved.

Financial Report

- Rob Moore provided a summary of the 2019 HOA financials. The 2019 budget had a surplus of ~\$8,800 due to the deferral of pine tree removal from December 2019 to January 2020.
- Certified letters were sent to the homeowners of the following properties for past due payment of HOA fees:
 - 5155 Karlsburg Pl.
 - 5116 Kernwood Ct.
 - 5011 Kernwood Ct.
- Rob Moore indicated that invoices for 2020 HOA fees will be mailed in mid-February.
- The BOD discussed shortening the time when past due invoices are sent to collections from the current 90 days past due to 60 past due. Rob Moore will consult with the HOA legal representative on this matter and advise the BOD before a formal motion is put forward.

Architectural Review Committee

An Architectural Modification Request was approved for the following:

- 5035 Kernwood Court – Replacement of front door

Old Business

- Williamson Landscaping – It was reported that there has been no response from R. Williamson Landscaping regarding the HOA invoice for their lack of providing mulch per their landscape agreement and damages to the LMA irrigation line along High Point Drive.
- Tree Removal – The following expenditures were approved:
 - \$5,550 to remove 7 pine trees, 4 palm trees and 3 diseased oak trees in the Kylemont common area at the cul-de-sac at the south end of Kernwood Court
 - \$17,850 to remove 50 pine trees and 1 palm tree on the berm along High Point Drive
- Entry Way Island Landscaping – It was approved to spend \$800 for installation of various perennials on the west and east end of the Kylemont entry way island

New Business

- Kylemont Street Lighting – Dave Shelby noted that he has a call scheduled with an agency that might be able to provide the HOA with assistance regarding the onerous street light lease charges from Duke Energy. At a minimum, the BOD would like Duke Energy to restore the street light poles to their original color.

Adjournment

- The meeting was adjourned at ~8:05 PM