

**Kylemont @ Lansbrook Homeowners Association  
Board of Directors Meeting  
January 13, 2014**

**Attendees**

**Board Members:** John Gregor, Ken Kunsman, Rob Moore, Garry Thasho

**Homeowners:** none

**Call to Order**

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:08 PM
- Minutes from the November 4, 2013 meeting were approved.

**Treasurer's Report**

- It was confirmed that liens have been placed against the following properties for past due association fees:
  1. 5023 Kernwood \$2,407 (in foreclosure)
  2. 5173 Kernwood \$1,585 (in foreclosure)
  3. 5222 Karlsburg \$2,566
  4. 5023 Kernwood \$2,407
- It was approved to waive late fees for 5059 Kernwood Ct. and 5200 Karlsburg Place.
- The final 2013 HOA budget / income statement was approved. For 2103, operating expenses were \$4,303 less than receipts. The HOA reserves are now \$61, 896.
- Garry Thasho presented a 2014 budget of \$114,366 that was reviewed and approved by the BOD.
- Invoices for 2014 Associations fees will be mailed in February. Homeowners can select a single payment of \$1400, or semiannual payments of \$750.

**Architectural Review Committee**

- No requests for review.

**Old Business**

- Kylemont Entryway – It was agreed to solicit homeowner input and volunteer support for improving the Kylemont entryway landscaping. Plans will be made to coordinate a community effort to remove the existing topsoil and replace it with appropriate ground-cover.
- Standard Operating Practice (SOP) – The draft Kylemont SOP was reviewed. The current draft will be distributed to the BOD for final review and comment before final approval.
- Kylemont Street Lighting – John Gregor reported on the status of communication with Duke Energy concerning potential modification of the existing street lighting. Further discussions with Duke Energy and other lighting contractors are planned.

**New Business**

- 2014 Committees – BOD member Ricky Negron will chair the Landscaping Committee in 2014.
- Neighborhood Get-Together – No progress noted.
- Highpoint Berm – The BOD is to inspect the berm along Highpoint Drive to determine what landscape maintenance is required at this time.

**Homeowner Comments**

- None

## **Adjournment**

- It was noted that future 2014 meetings are scheduled for:
  - March 10 (Ricky's home)
  - May 12 (Rob's Home)
  - July 14 – (John's home - 5071 Kernwood Ct.)
  - Sept. 8
  - Nov, 10
- The meeting was adjourned at ~8:27 PM.