

**Kylemont @ Lansbrook Homeowners Association
Board of Directors Meeting
March 10, 2014**

Attendees

Board Members: Ken Kunsman, Rob Moore, Garry Thasho

Homeowners: David and Sue Fern

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:01 PM
- Minutes from the January 13, 2014 meeting were approved.

Treasurer's Report

- Discussion regarding multiple requests for HOA fee payment plans. Invoices allow either one payment by March 31, 2014, or half payment in March and a second payment in September 2014. It was agreed that requests will be addressed on a case by case basis, but those requests will be required to pay an administrative fee of \$25 per payment for "out of cycle" payments, which require the treasurer additional trips to the PO Box/Bank.
- Treasurer noted that 2014 fee invoices have been mailed.
- Motion by Rob Moore to approve, second by Ken Kunsman, motion to approve carried.

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. Rob Moore to draft note to residents requesting input regarding community work day.
- Street lighting ongoing conversations with Duke Energy – tabled until next meeting.

New Business

- New residents noted at 5167 Karlsburg Place, Bob and Jane Swango.
- Sunset Development – Rob Moore attended LMA meeting in January. It was noted that an informational meeting was taking place on 3/13 at the East Lake Methodist Church. No further action will be taken by Kylemont Board until more information is gathered.
- Noted that a few trees in the common/berm areas have not been addressed. Ken Kunsman to contact Davey to discuss.

Homeowner Comments

- David and Sue Fern expressed concern regarding the condition of the pond at the east and northeast corner of the subdivision behind Kernwood. It was noted that Gator Maintenance had been previously contacted and had reportedly treated the pond. Ken Kunsman to follow up with both Gator and Davey to discuss the situation and rectification.

Adjournment

- It was noted that future 2014 meetings are scheduled for:
 - May 12 (Rob Moore's Home 5123 Karlsburg Place)
 - July 14 – (John Gregor home - 5071 Kernwood Ct.)
 - Sept. 8
 - Nov, 10
- The meeting was adjourned at ~7:29 PM.