

**Kylemont @ Lansbrook Homeowners Association  
Board of Directors Meeting  
September 16, 2014**

**Attendees**

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

**Homeowners:** Carol Cosenza, David Selby

**Call to Order**

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:05 PM
- Minutes from the July 14, 2014 meeting were approved.

**Treasurer's Report**

- It was reported that there is no change in the outstanding unpaid association fees.
- Due to past due association fees prior to 2014, home liens are in place on the following properties:
  - 1) 5132 Karlsburg Place
  - 2) 5222 Karlsburg Place
  - 3) 5032 Kernwood Court
  - 4) 5173 Kernwood Court
  - 5) 5146 Kernwood Court
- Garry Thasho distributed a proposed 2015 budget for review. This will be reviewed in detail at the a future business meeting.
- It was moved and approved to approve the Treasurer's report.

**Architectural Review Committee**

- Architectural change requests were reviewed and approved for the following:
  - 1) 5123 Karlsburg Place – Approval for hot water tank burner vent out south wall of garage
- A neighborhood inspection will be conducted and letters sent to specific homeowners whose property has deficiencies to address.

**Old Business**

- Kylemont Entryway – It was reported that the LMA is still planning to replace the ineffective drip lines with a standard irrigation / sprinkler system in the near future.
- Landscape companies are to be contacted for proposals to replace the entryway island landscaping once irrigation system is replaced. The emphasis will be on plant that are hardy, sun friendly and deer resistant.
- Kylemont General Information and Guidelines – This document is to be finalized for Board review. Once approved, it will be posted to the Kylemont website.
- Pond Maintenance – The BOD discussed continued issues with pond maintenance. It was agreed that quotes will be requested from other pond maintenance companies.

**New Business**

- Berm Maintenance – It was moved and approved to have Davie add pine straw to the berm behind 5168 Karlsburg Place. Rob Moore / Ken Kunsman to coordinate.
- Mailbox Maintenance – To support homeowner maintenance of their mailboxes, the following is to be done:
  - Rob Moore to contact Alumina Products to get the specification for the mailbox and flag colors so that this information can be posted to the Kylemont Web site.
  - Rob Moore to investigate what mailbox parts can be ordered and stocked by the HOA for subsequent ordering by individual homeowners.
  - John Gregor to investigate ordering of replacement numbers.

### **Homeowner Comments**

- None

### **Adjournment**

- It was noted that future 2014 Annual Meeting is scheduled for Nov. 10.
- The meeting was adjourned at ~7: 55 PM.