

**Kylemont @ Lansbrook Homeowners Association
Board of Directors Business Meeting - January 15, 2015**

Attendees

Board Members: John Gregor, Ken Kunsman, Rob Moore,

Homeowners: none

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- Minutes from the September 16, 2014 meeting were approved.

Treasurer's Report

- Rob Moore reported that the 2014 Kylemont operating budget is expected close with a surplus of \$4,986.11 (~4% under the budgeted amount of \$114,366).
- It was agreed that the expense of \$6,180 for renovation of the entryway island should be debited from the Kylemont reserves and not the operating budget.
- It was agreed that Kylemont checking account balance for operating costs should not be combined with the HOA reserves savings.
- It was agreed that the BOD will review the HOA reserves and establish a respective management plan in 2015.
- Due to past due association fees, 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
- Brian Stacy's request for the BOD to waive HOA legal fees associated with the lien on 5173 Kernwood Ct. was declined. Since HOA fees are involved, a majority of homeowners would have to approve this request.
- The proposed operating budget for 2015 for \$119,112.17 was reviewed and approved.

Architectural Review Committee

- A neighborhood inspection will be conducted and letters sent to specific homeowners whose property has deficiencies to address.

Old Business

- Pond Maintenance – It was moved and approved to terminate the services of Gator Aquatics and contract with Aquatic Systems for future pond maintenance. It was noted that Aquatic Systems is the same contractor used by the Lansbrook Master Association.
- It was moved and approved to authorize the expenditure of \$130 for Alvie Griffith to inspect and prepare a report on the Kylemont ponds for SWFTMD.

New Business

- Tree Removal – It was moved and approved to authorize an expenditure of up to \$2000 for Valley Crest to remove the dead Washington palms at the Knob View entrance to Kylemont.

Homeowner Comments

- None

Adjournment

- The meeting was adjourned at ~8: 15 PM.