

**Kylemont @ Lansbrook Homeowners Association
Board of Directors Business Meeting - March 9, 2015**

Attendees

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

Homeowners: Dave Selby

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 8:37 PM
- Minutes from the January 15, 2015 business meeting were approved.

Treasurer's Report

- Rob Moore reviewed the current status of the 2015 Kylemont HOA operating budget.
- Due to past due association fees, home liens are still 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
- Rob Moore presented details on changing the Kylemont HOA financial accounting from a cash to an accrual basis method. Following discussion, the BOD approved the change to an accrual accounting method.
- It was moved and approved to expense \$300 for an annual QuickBooks subscription that would facilitate the BOD financial record-keeping.

Architectural Review Committee

- A neighborhood inspection will be conducted and letters sent to specific homeowners whose property has deficiencies to address.
- Architectural Modification requests were approved for:
 - 4978 Kernwood Ct. – Replace roof shingles
 - 5108 Kernwood Ct. – Exterior house paint

Old Business

- Pond Maintenance – It was noted that the new pond maintenance company, Aquatic Systems has made progress on improving the water quality of the ponds in Kylemont.
- Web Site – John Gregor is to redo and update the Kylemont web site.
- SOP – The Kylemont SOP is to be finalized and posted to the Kylemont web site
- SWFTMD – The report conducted by contractor Alvie Griffith on the Kylemont ponds was submitted and approved by SWFTMD.
- Street Lights – John Gregor and Dave Selby are to coordinate efforts on having Duke Energy repaint the street light poles in Kylemont.

New Business

- None

Homeowner Comments

- None

Adjournment

- It was noted that next BOD business meeting is scheduled for May 11, 2015.
- The meeting was adjourned at ~9:45 PM.