

**Kylemont @ Lansbrook Homeowners Association
Board of Directors (BOD) Business Meeting – January 23, 2017**

Attendees

Board Members: John Gregor, Ken Kunsman, Rob Moore, Ricky Negron, Jane Swango

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:38 PM
- Minutes from the December 12, 2016 business meetings were approved.

Treasurer's Report

- Treasurer Rob Moore provided a summary of 2016 HOA expenses and cash flow. Total cash receipts were \$135,014.31 and expenses were \$132,545.94.
- Currently, there are only two homeowner accounts that are in arrears. These are 5173 Kernwood Ct. (\$10,917.63) and 5155 Karlsburg (\$750.00)

Architectural Review Committee

- Architectural Modification requests were approved for:
 - 5068 Kernwood Ct. for installation of a fence in the back yard.
- A neighborhood inspection is to be conducted in February and followed by distribution of necessary deficiency notification letters.

Old Business

- It was agreed that the HOA common areas are to be mapped out to provide clarity for HOA maintenance contractors.
- It was moved and approved to contract with R. Williamson Landscape Contractors, Inc. for the 2017 maintenance of the HOA common areas (e.g., mowing, edging, weed control, pruning / trimming, fertilization and pest control, etc.).
- No Fishing / Swimming Sign – Installation of a No Fishing / No Swimming sign at the pond by the northeast side of Kylemont is to be evaluated.

New Business

- Entryway Fencing – To be repainted by BOD

Adjournment

- The meeting was adjourned at ~8:26 PM