

**Kylemont @ Lansbrook Homeowners Association
Board of Directors (BOD) Business Meeting – May 14, 2018**

Attendees

Board Members: Ken Kunsman, Rob Moore, Jane Swango

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:08 PM

Treasurer's Report

- 64 homeowners took advantage of single payment (discount)
- 7 homeowners missed their payment; 30 day notices sent to each
- Income (Dues) vs Budget = + \$100 (fav)
- Spending vs. Budget = - \$900 (fav)
- P&L vs. Budget = + \$1,000 (fav)
- Tree removals funded from reserves

Architectural Review Committee

- Jane Swango provided a list of 27 homes that need attention
- Letters should be mailed within 1 week

Old Business

- Community Sale
 - Busy, but not many participants
 - Jane Swango has our logo art with Fast Signs for any future needs (signs look nice)
- Lynwood entrance
 - Rob Moore and Jane Swango each individually spoke with Ron (LMA)
 - Requested why entrance has only Lynwood name and LMA pays for maintenance
- Park Bench – was not discussed

New Business

- Jane to speak with Williamson about grass around Pond C
- Spend of up to \$1,250 authorized to remove 4 dead/dying pines near cul-de-sac
 - Williamson submitted bid of \$1,250
 - Brightview submitting a bid by Monday (have consistently been less)
- David Selby checking with attorneys who would represent us vs. Duke for no fee or a small consulting fee; no commitments made

Adjournment

- The meeting was adjourned at 7:48 PM