

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – January 11, 2021**

Attendees

Board Members: Kim Dauscher, John Gregor, Ken Kunsman, Teresa Norton, Aaron Spink, Jane Swango
Guest: Rob Moore

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:03 PM
- The minutes from the October 19, 2020 Kylemont HOA BOD meeting were approved.

Treasurer Report

- Rob Moore provided a summary of the 2020 expenditures versus budget and HOA fee collection status
- The HOA 2021 budget was reviewed and approved.
- The HOA BOD approved the Treasurer report.

Architectural Review Committee

- Architectural Modification Requests – Since the October 19 meeting, the following requests were approved:
 - 5146 Kernwood – Window Replacement
 - 5059 Kernwood – pool deck & screen expansion
 - 5228 Karlsburg – Tree removal / replacement
 - 4904 Kernwood – House repainting
- It was noted that the BOD still needs to send letters to homeowners who lack appropriate front landscaping
- A note will be added to the HOA guidelines stating that other version of black metal fencing will be considered by the BOD for approval

Old Business

- Street Lighting – Conversations with Duke Energy are ongoing on installing a sample light pole and LEDE light for BOD evaluation.
- Pond Maintenance – After evaluation, no immediate further action is planned on changing the existing pond maintenance vendor.

New Business

- HOA Landscaping – It was noted that a recent on-site meeting was held with West Coast Landscaping to review the HOA's landscape requirements / expectations.
- Tree Trimming – The BOD is actively pursuing quotes for trimming of the oak trees in the HOA common areas.

Homeowner Comments

- None

Adjournment

- The meeting was adjourned at ~8:15 PM
- The next HOA BOD meeting is scheduled for Monday, March 8.