

**Kylemont @ Lansbrook Homeowners Association (HOA)  
Board of Directors (BOD) Business Meeting – March 8, 2021**

**Attendees**

Board Members: Kim Dauscher, John Gregor, Ken Kunsman, Ricky Negron, Aaron Spink, Jane Swango  
Homeowners: Robert Pollick, Tim Duke  
Guest: Rob Moore

**Call to Order**

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:04 PM
- The minutes from the January 11, 2021 Kylemont HOA BOD meeting were approved.

**Treasurer Report**

- Rob Moore provided a summary of the 2021 expenditures versus budget.
- The HOA BOD approved the Treasurer report.

**Architectural Review Committee**

- Architectural Modification Requests – It was reported that since the January 11 meeting, the following requests were approved:
  - 5011 Kernwood – House paint and new sod
  - 5240 Karlsburg – pool deck and bird cage expansion
  - 5131 Karlsburg – landscape renovation
  - 5020 Kernwood – tree removal
  - 5228 Karlsburg – tree replacements
  - 5140 Kernwood – tree removal
  - 5147 Karlsburg – tree removal
  - 5071 Kernwood – windows replacement
  - 5234 Karlsburg – fence install
- The following Architectural Modification requests were discussed and approved:
  - 5124 Karlsburg – landscape and lighting
  - 5240 Karlsburg – exterior house repaint
  - 5132 Karlsburg – Oak tree trimming

**Old Business**

- Oak Tree Trimming – It was reported that trimming of all the oak trees in the Kylemont common areas was completed in February 2021.
- Street Lighting - It was noted that Duke indicates the new street lighting will be installed around April 21.
- Berm remediation – Jane Swango is to follow-up with West Coast Landscaping on a quote to install hedges along the berm where there are open spots.

**New Business**

- None

**Homeowner Comments**

- None

**Adjournment**

- The meeting was adjourned at ~8:15 PM. The next HOA BOD meeting is scheduled for Monday, May 10.