Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – May 10, 2021

Attendees

Board Members: Kim Dauscher, John Gregor, Ken Kunsman, Teresa Norton, Aaron Spink, Jane Swango
Homeowners: Tim Duke, David Selby
Guest: Rob Moore

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the March 8, 2021 Kylemont HOA BOD meeting were approved.

Treasurer Report

- Rob Moore provided a summary of 2021ytd expenditures versus budget and the status of collections for the 2021 HOA Annual fee. There are 4 homeowners that have not submitted any payment and reminder letters will be sent prior to submitting these to collections.
- The HOA BOD approved the Treasurer's report.

Architectural Review Committee

- Architectural Modification Requests – It was reported that since the March 8 meeting, the following requests were approved:
  - 4994 Kernwood – fence and patio install
  - 5185 Kernwood – driveway paver install
  - 5044 Kernwood - Window replacement
  - 5124 Karlsburg-Landscape refresh and new lighting
  - 4904 Kernwood - Fence Install
  - 5128 Kernwood - Shingle Roof Replacement
  - 5223 Karlsburg - replace roof and house paint
  - 5083 Kernwood - replace front door
- The following Architectural Modification request was discussed and approved:
  - 5103 Karlsburg – replace front door

Old Business

- Street Lighting - It was noted that Duke now indicates that installation of the new street lighting will be started on May 17
- High Point Berm remediation – Jane Swango received a quote from West Coast Landscaping for installation of viburnum bushes in "open" spots on the berm. This quote for $410 was approved.

New Business

- Palm Tree Trimming – A couple quotes were received for trimming the palm trees in the Kylemont common areas. Additional quotes are to be received before voting on a specific proposal.

Homeowner Comments

- None

Adjournment

- The meeting was adjourned at ~7:50 PM. The next HOA BOD meeting is scheduled for Monday, July 12.