

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – July 19, 2021**

Attendees

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

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- The minutes from the May 10, 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 no past due 2021 HOA fees at this time.
- The HOA BOD approved the Treasurer's report.

Architectural Review Committee

- Architectural Modification Requests – It was reported that since the May 10 meeting, the following requests were approved:
 - 4915 Kernwood – solar panel install
 - 5180 Karlsburg – house repaint and front door replacement
- The following Architectural Modification request was discussed and tabled for further review:
 - 3835 Keystone – fence install

Old Business

- Street Lighting - It was noted that Duke completed the installation of the new street lights and poles in early June.
- High Point Berm remediation –West Coast Landscaping completed installation of viburnum bushes in “open” spots on the berm. This quote for \$410 was approved.
- Palm Tree Trimming – Quotes were received for trimming the palm trees in the Kylemont common areas. Further quotes will be requested prior to making a decision on this matter.

New Business

- Pond vegetation cutback – A quote was received for cutting back vegetation around the Kylemont retention ponds. The board tabled detailed discussion to a future meeting.
- Weir Dam painting – An investigation was done on the process for repainting the weir dam fabric. Further action will be considered next year when the retention pond water levels are low.

Homeowner Comments

- None

Adjournment

- The meeting was adjourned at ~8:40 PM. The next HOA BOD meeting is scheduled for Monday, Sept. 13