

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

**Attendees**

Board Members: Kim Dauscher, John Gregor, Ken Kunsman, Jane Swango  
HOA Accountant: Rob Moore  
Homeowners: Tm Duke

**Call to Order**

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- The minutes from the September 13, 2021 Kylemont HOA BOD meeting were approved.

**Treasurer Report**

- The BOD reviewed a summary of 2021ytd expenditures versus budget. It was noted that all homeowner 2021 HOA fees are paid in full.
- 2022 HOA Budget – A draft 2022 HOA budget was reviewed. After much discussion, it was approved to increase the 2022 HOA annual fee from \$1550 to \$1600. The HOA 2022 budget will be prepared for presentation / distribution at the Dec. 6 Kylemont HOA Annual Meeting.
- The HOA BOD approved the Treasurer's report.

**Architectural Review Committee**

- Architectural Modification Requests – Since the last meeting, the following requests were received:
  - 5168 Karlsburg - paint front door - approved
  - 5150 Kernwood – home exterior paint – approved
  - 5135 Kernwood Ct. – front landscaping - pending
- Neighborhood inspection – Following a recent neighborhood inspection, Notification on Non-Compliance letters were sent last month to 11 homeowners. To date, 6 responses have been received.
- West Coast Landscape Maintenance update – provided by Jane Swango

**Old Business**

- It was noted that a letter was sent to all homeowners notifying them of the Dec. 6 annual meeting and requesting nominations for the three (3) open BOD positions due to term expiration.
- Pond Cutbacks – It was reported that the cutback of the east side of Pond E was completed.
- Nov. 6 Garage Sale – It was noted that participation was low and the bad weather may have been a factor.
- Palm Tree Trimming – This will be pursued in 2022.

**New Business**

- None

**Homeowner Comments**

- None

**Adjournment**

- The meeting was adjourned at ~7:40 PM
- The next HOA BOD meeting is scheduled for Monday, December 6 (HOA Annual Meeting)