

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – May 9, 2022**

Attendees

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

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- The minutes from the March 21, 2022 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- Rob Moore reviewed 2022 HOA expenditures versus budget and the collection of 2022 HOA fees.
- To date, only 2 homeowners are past due on payment of their semiannual HOA fee.
- The BOD approved the Treasurer's Report.

Architectural Review Committee

- Architectural Modification Requests – Since the last meeting, the following requests were received:
 - 5146 Kernwood Ct. – solar panel install – While previously approved, the BOD requested that the homeowner review the potential of installing panels on the back side (versus street-side) of their roof.
 - 5080 Kernwood Ct. – artificial turf inquiry – The BOD discussed potential guidelines for installation of artificial turf to replace existing sod. John Gregor will speak to the homeowners.
- Due to repeated complaints, Ken Kunsman delivered a noncompliance letter to the homeowners of 5135 Kernwood Court. They have 30-days to take the necessary actions.
- Neighborhood inspection – An inspection will be conducted within the next few weeks.

Old Business

- Palm Tree Pruning – The work has been completed by West Coast Landscaping.
- Viburnum Replenishment – Jane Swango reported that viburnums will be planted in the “bare” portions of the berm within the next month.
- Pond Weir Dams – Power washing of the weir dams on ponds A, B & C has been completed. After input from Jane Swango on appropriate paints, the BOD approved an expenditure of up to \$1,000 (material and labor) for painting the weir dams on ponds A, B and C. The paint is to be purchased from West Marine.
- Retention Pond Cutback – Jane Swango provided a quote from West Coast Landscaping for cutback of the vegetation around Pond C (Kylemont entrance). The West Coast proposal was approved contingent on the following:
 - The quote is revised with current date and detailed description of “hard cutback.”
 - West Coast is to mark (with ribbon / stake) the depth of the cutback into the conservation area.
- Sidewalk / Storm Drain Power Washing - Get It Clean LLC has quoted \$664 to power wash the HOA common sidewalks and street storm drain covers. The BOD discussed the immediate need and tabled for the next business meeting.
- Pond Maintenance – Aaron Spink submitted a quote from Solitude for maintenance of the littoral shelf and treatment of the primrose on Pond D. The BOD will discuss this in detail during the July BOD business meeting.
- Bee Keeping – Ken Kunsman will respond to the homeowner who is planning to install honeybee hives in his back yard. The BOD expects that the homeowner will notify his immediate neighbors about his plans.

New Business

- Garage Sale – The BOD opted not sponsor a Spring Garage Sales and agreed that once per year (Fall) is sufficient.

Homeowner Comments

- Dave Selby requested that BOD meeting agendas and minutes are distributed to homeowners. It was noted that approved meeting minutes are posted to the HOA web site and upcoming meeting agenda can be emailed to homeowners prior to the meeting.

Adjournment

- The meeting was adjourned at ~8:45 PM
- The next HOA BOD meeting is scheduled for Monday, July 11