

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – July 11, 2022**

Attendees

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

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:07 PM
- The minutes from the May 9, 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.
- All homeowners are current on payment of their respective HOA fee. For those homeowners who opted for semiannual payment, invoices for the 2nd half of 2022, due Sept. 30, will be mailed by the end of August
- It was noted that County Sanitation (garbage and recycle collection) has implemented a monthly fuel surcharge based on the EIA average national price for diesel fuel.
- The BOD approved the Treasurer's Report.

Architectural Review Committee

- Architectural Modification Requests – Since the last meeting, the following requests were received:
 - 5131 Karlsburg Place driveway paver install - approved
 - 5245 Karlsburg Place- Fence Install - approved
 - 5146 Kylemont - Solar Panel Install – BOD requested additional information
 - 5080 Kernwood - Artificial turf install – J Gregor spoke with homeowner
- Neighborhood inspection – A neighborhood inspection was completed and notices were sent to 4 homeowners.

Old Business

- Palm Tree Pruning – The work has been completed by West Coast Landscaping. Invoice will be paid in July.
- Viburnum Replenishment – Viburnums were planted in the “bare” portions of the berm along Highpoint Dr.
- Pond Weir Dams – Jane Swango provided details on marine quality paint that could be used on the pond weir dams. Since the summer rains have started, the BOD agreed not to take any further action until 2023.
- Sidewalk Power Washing – The BOD approved an expenditure of \$200 for power washing of sidewalks at the Kylemont entrance.
- Retention Pond Cutback – The BOD approved an expenditure of \$1,538 for the cutback of the vegetation around Pond C (Kylemont entrance).
- 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.
- Neighborhood Garage Sale – The BOD agreed that the Kylemont Neighborhood Yard Sale will be scheduled for either Oct. 22 or Nov. 5. Ken Kunsman will send an email to all homeowners asking for their input on participation and the specific date.

New Business

- Berm Planting – The BOD approved an expenditure of \$4,708 for planting various vegetation on the berm along High Point Drive.

Homeowner Comments

- Patricia Thomas asked that the BOD contact Duke Energy to have the streetlight at the entrance repaired.

Adjournment

- The meeting was adjourned at ~8:00 PM
- The next HOA BOD meeting is scheduled for Monday, September 11