

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – November 7, 2022**

Attendees

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

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- The minutes from the September 12, 2022 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- Rob Moore reviewed 2022 HOA expenditures versus budget. It was agreed that the 2022 reserve funding would be slightly modified before year end to balance 2022 revenue and expenses. The BOD approved the 2022 YTD financial report.
- The BOD reviewed and approved a 2023 HOA budget that is 4.8% greater than the 2022 budget. The budget increase is due to increased costs for landscaping and sanitation services, plus a 7.5% increase in Lansbrook Master Association fees.

Architectural Review Committee

- Architectural Modification Requests (since previous BOD meeting)
 - 4915 Kernwood Ct. – House repaint – approved
 - 4927 Kernwood Ct. – Patio Paver installation – approved
 - 4939 Kernwood Ct. – Room addition - approved
- West Coast Landscaping update – Jane Swango reported that she will check with West Coast Landscaping on the completion of the cutback around Pond C
- Solitude Pond Maintenance update – Aaron Spink will make sure that Solitude picks up trash in and around the pond during their monthly maintenance
- Neighborhood Inspection – A walking inspection will be conducted this month and letters sent to homeowners as necessary

Old Business

- Neighborhood Garage Sale – It was reported that there was good homeowner participation in the Oct. 22 HOA neighborhood garage sales
- Disabled Vehicle in driveway – A formal letter will be sent to the homeowners of 5252 Karlsburg Pl. requesting removal of the disabled vehicle in their driveway
- Annual Meeting mailing – It was reported that the notice for the Dec. 5 Annual Meeting and BOD ballot was mailed to all homeowners

New Business

- Nomination for LMA BOD – The BOD voted to nominate Ken Kunsman as the HOA's candidate for the 2022 – 2024 Lansbrook Master Association Board of Directors
- Tim Duke summarized his evaluation of different sanitation companies for the collection of garbage and recyclables within the HOA. After review, the BOD elected not to make a vendor change at this time.
- Complaint from homeowners at 5056 Kernwood Ct.
- POD placement on Karlsburg – Ken Kunsman will contact the homeowners of 5179 Karlsburg Pl. regarding the extended period of time a POD unit has been in their driveway

Homeowner Comments

- A letter will be sent to the homeowners of 4994 Kernwood Ct. regarding the overnight street parking of a camper trailer.

Adjournment

- The meeting was adjourned at ~8:10 PM
- The next meeting is the HOA Annual Meeting – Monday, Dec. 5 at East Lake Firehouse