

**Kylemont @ Lansbrook Homeowners Association (HOA)  
Board of Directors (BOD) Business Meeting – January 9, 2023**

**Attendees**

Board Members: Kim Dauscher, Tim Duke, John Gregor, Ken Kunsman,  
Aaron Spink, Jane Swango, Genci Shurda  
HOA Accountant: Rob Moore  
Homeowners: Doug & Dee Meny

**Call to Order**

- John Gregor called the Kylemont HOA BOD meeting to order at 7:10 PM
- The minutes from the September November 7, 2022 Kylemont HOA BOD meeting were approved.

**Treasurer's Report**

- Rob Moore reviewed 2022 HOA expenditures versus 2022 HOA budget. It was noted that 2022 HOA income was +0.3% of budget and expenses +0.03% of budget. The BOD approved the 2022YTD financial report.
- John Gregor noted that he is investigating increasing the HOA Surety Insurance amount for 2023.

**Architectural Review Committee**

- Architectural Modification Requests (since previous BOD meeting)
  - 5068 Kernwood - fence install – approved
  - 4927 Kernwood - replace fascia – approved
  - 5211 Karlsburg - replace roof shingles – approved
- West Coast Landscaping update – Jane Swango reported she and Tim Duke will meet with West Coast Landscaping management this month to review the condition of HOA landscaping. Jane reported that a spotlight on the entryway island is out.
- Solitude Pond Maintenance update – No report
- Neighborhood Inspection – Kim Dauscher will conducted a neighborhood inspection this month and letters sent to homeowners as necessary

**Old Business**

- No Soliciting Sign – It was agreed to remove the weathered No Soliciting sign at the Kylemont entrance and not replace it at this time.

**New Business**

- The BOD agreed not to renew Council of North County Neighborhoods (CNCN) membership for 2023.

**Homeowner Comments**

- Doug & Dee Meny asked questions concerning the HOA deed restrictions concerning fences and proposed future modifications to these

**Adjournment**

- The meeting was adjourned at ~7:50 PM
- The next meeting is the HOA Annual Meeting – Monday, March 13