

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – March 13, 2023**

Attendees

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

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the January 9, 2023 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- Rob Moore reviewed 2023 HOA expenditures versus 2022 HOA budget. It was noted that payment of the 2023 HOA annual fee is slower than 2022.
- The BOD agreed to proceed with increasing the HOA surety insurance from \$20,000 to \$100,000.

Architectural Review Committee

- Architectural Modification Requests
 - 5135 Kernwood - patio-fence installation – The BOD reviewed this request and tabled a decision until the homeowners address the unacceptable condition of their pool screening
- West Coast Landscaping update – West Coast has increased their monthly maintenance fee 7% in March 2023. Jane Swango reported that she walked the neighborhood with West Coast personal on Feb. 27.
- Solitude Pond Maintenance update – There is concern that Solitude is not collecting trash during their monthly maintenance service. Aaron Spink is to contact Solitude on this concern prior to their March service call.
- Neighborhood Inspection – Kim Dauscher conducted a neighborhood inspection this month and emails have been sent to homeowners as necessary. John Gregor will pursue power washing of the sidewalks along Pond A and Pond C, as well as the weir dam on Pond C.

Old Business

- Weir Dam Painting – The BOD authorized the expenditure of ~\$350 for purchase of a marine grade paint for the weir dam on Pond C. Tim Duke and John Gregor will apply the paint within the next 2 months.
- 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

- Dead Oak Tree Removal – Jane Swango is soliciting quotes for removal of a dying oak tree on the High Point berm south of Knob View Way
- Pond Cutbacks – Jane Swango is soliciting quotes for cutbacks on Ponds A, B and E.

Homeowner Comments

- Doug & Dee Meny asked for clarification on HOA requirements for landscaping along fence lines.
- Debbie McCormick expressed concern on the landscaping / irrigation of a property nest to their home.

Adjournment

- The meeting was adjourned at ~8:05 PM
- The next meeting is the HOA Annual Meeting – Monday, May 8