

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – May 8, 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

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the March 13, 2023 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- Rob Moore reviewed 2023 HOA expenditures versus 2022 HOA budget. It was noted that there are 2 homeowners who have not made payment towards the 2023 HOA annual fee. These homeowners will be contacted before their past due amounts are forwarded to the HOA legal representative for formal collection.
- An open item is to increase the HOA surety insurance from \$20,000 to \$100,000.

Architectural Review Committee

- Architectural Modification Requests
 - 4939 Kernwood – house repaint approved
 - 5135 Kernwood - patio-fence installation approved
- West Coast Landscaping update – Jane Swango reported that West Coast has submitted quotes for additional maintenance items (see New Business).
- Solitude Pond Maintenance update – Aaron Spink will continue to ask Solitude to collect trash in the ponds during their monthly maintenance service.
- Neighborhood Inspection – Kim Dauscher provided input on notifying 2 homeowners for deficient landscaping. Letters will be sent to these homeowners.

Old Business

- Weir Dam Painting – Painting of the weir dam on pond C has been completed. The BOD approved the expenditure of \$150 for an additional quart of paint for use on the weir dam of Pond A.
- No Soliciting Sign – The dilapidated No Soliciting sign at the Kylemont entrance was removed.

New Business

- Dead Oak Tree Removal – West Coast submitted a quote for removal of a dying oak tree on the High Point berm south of Knob View Way. The BOD agreed to table action on this matter and coordinate with when the Lansbrook Master Association when there is other tree trimming conducted in Lansbrook.
- Pond Cutbacks – Based on quotes, the BOD approved the expenditure of ~\$6,000 for cutbacks around Ponds A and B.

Homeowner Comments

- Doug & Dee Meny voiced concerns on the fence installed at 5068 Kernwood Court. The BOD agreed that the installed landscaping is not compliant and will notify the homeowner to take necessary actions to remedy the situation.

Adjournment

- The meeting was adjourned at ~8:00 PM
- The next meeting is the HOA Annual Meeting – Monday, July 10