

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – July 10, 2023**

Attendees

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

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:01 PM
- The minutes from the May 8, 2023 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- Rob Moore reviewed 2023 HOA expenditures versus the 2023 HOA budget. It was noted that all homeowners have made 2023 HOA fee payment, 75 of these have paid in full. The BOD approved the Treasurers Report.
- There is an open item is to increase the HOA surety insurance from \$20,000 to \$100,000.

Architectural Review Committee

- Architectural Modification Requests
 - 5146 Kernwood - house repaint - approved
 - 5135 Kernwood - patio-fence installation – approved
 - 5068 Kernwood – fence / landscaping – While the homeowners have made progress on installing the required landscaping along their fence-line, there still are noncompliance issues that must be addressed. Representatives of the BOD are to meet with the homeowners this week to discuss immediate remediation.
- West Coast Landscaping update – Jane Swango reported there are plants along the berm and entryway which are in poor condition. Jane will discuss remediation options with West Coast.
- Solitude Pond Maintenance update – Aaron Spink noted that he spoke with Solitude management about the apparent lack of recent service and that Solitude quickly responded and addressed this issue.
- Neighborhood Inspection – Based on a recent inspection, Kim Dauscher reported there are 4 homeowners that are to be notified for deficient landscaping. Letters will be sent to these homeowners.

Old Business

- Weir Dam Painting – Painting of the weir dam on Ponds A & B has been completed by Tim Duke.
- Pond A & B Cutbacks – This work has been satisfactorily completed by West Coast.
- Dead Oak Tree Removal on the berm behind 5234 Karlsburg Place is tabled for coordination with tree trimming work contracted by the LMA.

New Business

- Welcome Signs – It was reported that Brian Theil, LMA President, wants homeowners notified that welcome signs are not permissible. After much discussion, the BOD agreed that this is not an issue in Kylemont for BOD enforcement.

Homeowner Comments

- None

Adjournment

- The meeting was adjourned at ~7:41 PM
- The next HOA BOD meeting – Monday, September 11