

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – November 20, 2023**

Attendees

Board Members: Tim Duke, John Gregor, Ken Kunsman, Aaron Spink
HOA Accountant: Rob Moore

Call to Order

- Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:02 PM
- The minutes from the September 11, 2023 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- HOA accountant Rob Moore reviewed 2023 HOA expenditures versus the 2023 HOA budget. Year to date, expenditures are in line with the budget.
- The following new insurance policies from Harris / Auto-Owners / Southern-Owners were purchased:
 - HOA Surety Insurance - Annual premium of \$294 for \$100k coverage (versus \$126 for \$10k)
 - Commercial and Umbrella Liability Insurance – Annual premium of \$1,616 & \$610 (versus \$4,281)
- The BOD approved the Treasurers Report.
- The BOD reviewed and approved a 2024 HOA budget with an annual fee increase of \$50 to cover the LMA fee increase. The 2024 HOA annual fee will be \$1,725 with \$100 discount for single full payment.

Architectural Review Committee

- Architectural Modification Requests
 - 5147 Kernwood - fence installation approved
 - 5099 Kernwood - house painting approved
 - 4939 Kernwood – backyard landscape modification approved
- West Coast Landscaping update – Jane Swango – See New Business
- Solitude Pond Maintenance update – Aaron Spinks – Will as Solitude to remove trash from ponds.
- Neighborhood Inspection – Kim Dauscher – Of the 7 letters sent in Oct., 4 homeowners have responded and taken corrective action. Ken Kunsman will try to personally contact the homeowners of 5140 Kernwood Court regarding the lack of appropriate landscaping in front of their home

Old Business

- The homeowners of 3858 Keystone Way have not responded to the request for documentation on keeping emotional support chickens on their property
- Nov. 4 Garage Sale Report – It was reported that 16 homeowners participated.
- Garbage / Recycle Collection – A 3-yr contract was executed with Coastal Waste and Recycling for a flat fee of \$1,800 per month (~\$350 per month reduction of previous billing)
- Notice of the Dec. 11 Annual Meeting & BOD election ballots were mailed to homeowners in early Nov.

New Business

- A West Coast \$1,395 quote for enhancement of the Knob View Way entrance was tabled until the spring of 2024
- The BOD agreed to review a proposal for a 500 feet extension of the drip line along the High Point berm
- Homeowner volunteers will decorate the Kylemont entrance on Sat., Nov. 25
- The East Lake Fire Santa is scheduled to visit Kylemont on Thursday, Dec. 7

Homeowner Comments

- None

Adjournment

- The meeting was adjourned at ~8:15 PM
- The next HOA BOD meeting is the HOA Annual Meeting on Tuesday, December 12