

**Kylemont @ Lansbrook Homeowners Association (HOA)  
Board of Directors (BOD) Business Meeting – January 15, 2024**

**Attendees**

Board Members: Kim Dauscher, John Gregor, Jane Swango  
HOA Accountant: Rob Moore  
Homeowners: Martha Legoas

**Call to Order**

- John Gregor called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the November 20, 2023 Kylemont HOA BOD meeting were approved.

**Treasurer's Report**

- HOA accountant Rob Moore reviewed final 2023 HOA expenditures versus the 2023 HOA budget. Total expenditures were ~\$479 over budget (within 0.3%).
- Invoices for 2024 HOA fees will be mailed to homeowners by the end of February for end of March payment.

**Architectural Review Committee**

- Architectural Modification Requests
  - 5191 Karlsburg – tree removal approved
  - 5185 Kernwood – house painting approved
  - 5099 Kernwood – front door and window replacement approved
  - 5131 Karlsburg – garage door replacement approved
- West Coast Landscaping update – Jane Swango reported that the additional 500 feet of drip line has been installed on the berm along High Point Drive. She also reported that the broken landscape light on the Kylemont entry way island was replaced by Bob Swango.
- Solitude Pond Maintenance update - none
- Neighborhood Inspection – Kim Dauscher – Based on a recent neighborhood inspection, notifications were sent to 3 homeowners.

**Old Business**

- A West Coast \$1,395 quote for landscaping refurbishment of the Knob View Way will be reviewed for approval at the March 2024 BOD meeting.

**New Business**

- In response to a homeowner letter, representative of the BOD and West Coast Landscaping are to meet on January 30 to discuss follow-up actions.
- It was agreed that an email will be sent to all homeowners regarding mailbox maintenance

**Homeowner Comments**

- None

**Adjournment**

- The meeting was adjourned at ~7:25 PM
- The next HOA BOD meeting is the HOA Annual Meeting on Monday, March 11, 2024.