

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – March 11, 2024**

Attendees

Board Members: Kim Dauscher, Tim Duke, John Gregor, Ken Kunsman, Aaron Spink, Jane Swango
HOA Accountant: Rob Moore
Homeowners: Lynn Fuller, Brian Hamm, Steve Hodges, Tyler McKinney, Dave Uveges, Andrew Wolf

Call to Order

- John Gregor called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the January 15, 2024 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- HOA accountant Rob Moore reviewed 2024 HOA expenditures through February and reported that all expenditures are in line with the budget. The financial report was approved.
- It was reported that invoices for 2024 HOA fees were be mailed to all homeowners.
- The BOD approved the application of a \$250 fee for estoppel requests received in 2024.

Architectural Review Committee

- Architectural Modification Requests
 - 5148 Karlsburg – House painting - approved
 - 5174 Kernwood – garage door replacement - approved
- Landscape Maintenance update – Jane Swango reported that quotes have been received for various landscaping renovation (see old and new business).
- Pond Maintenance update – Aaron Spink noted that the recent rains has helped to improve the water quality of the retention pods. Aaron will solicit quotes for removal of the primrose in Pond D later this year.
- Neighborhood Inspection – Kim Dauscher reported that she will conduct a neighborhood inspection in the near future and identify noncompliance issues for corrective action notification. Kim also recommended that a general email be distributed to all homeowners on the need to power-wash driveways and sidewalks.

Old Business

- The BOD approved a \$1,395 quote for landscaping refurbishment at the corner of Knob View Way and High Point Drive.ng.

New Business

- The BOD approved a quote for \$783 to install three 15 gallon Viburnums along the berm and three Japanese Boxwoods on the entryway island.
- The BOD approved an expenditure of up to \$10,000 for installation of approximately 7,200 sq. ft. of new sod on the eastern edges of Pond A and Pond C. Jane Swango and Aaron Spink will coordinate the solicitation of quotes from multiple sources.
- LMA irrigation improvement – Ken Kunsman reported that the Lansbrook Master Association is in the process of updating the controls for the LMA irrigation system.

Homeowner Comments

- Tyler McKinney noted that there is an armadillo problem in the back yard of his home. He inquired on possible remediation actions. Ken Kunsman noted that this is a common issue and some homeowners have been successful in trapping nuisance armadillos.
- Tyler McKinney also noted that teens recently vandalized his property.

Adjournment

- The meeting was adjourned at ~7:40 PM
- The next HOA BOD meeting is the HOA Annual Meeting on Monday, May 13, 2024.