

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – May 6, 2024**

Attendees

Board Members: Tim Duke, John Gregor, Ken Kunsman, Aaron Spink, Genci Shurda, Jane Swango
HOA Accountant: Rob Moore
Homeowners: Ron Abell, Chelsea Alexander, Lynn Fuller, Colleen Kerestury, David Selby

Call to Order

- Tim Duke called the Kylemont HOA BOD meeting to order at 7:03 PM
- The minutes from the March 11, 2024 Kylemont HOA BOD meeting were approved

Treasurer's Report

- HOA accountant Rob Moore reviewed 2024 HOA expenditures through April and reported that all expenditures are in line with the budget.
- It was reported that there currently only 2 homeowners past due for payment of the 2024 HOA fees.
- The financial report was approved.

Architectural Review Committee

- Architectural Modification Requests
 - 5035 Kernwood Court – house painting - approved
- Landscape Maintenance update – Jane Swango reported that West Coast / Sunrise Landscape has completed installation of new plants at the Kylemont entrance and corner of High Point & Knob View Way
- Pond Maintenance update – Aaron Spink noted that the retention ponds are in pretty good shape considering the current drought conditions. Any pond issues are to be reported to him.
- Neighborhood Inspection – No report available. Tim Duke noted that a neighborhood inspection should be completed in the near future since there are existing compliance issues.

Old Business

- Sod installation at Pond A, Pond C and corner of High Point and Knob View Way – installation date has been delayed due to the current drought conditions. Discussion on whether to install in the near future, or delay until sometime in late fall when the temperatures are cooler.

New Business

- None

Homeowner Comments

- Chelsea Alexander noted that she coordinated the Christmas decorations at the Kylemont entrance in December 2023 with the assistance of Elizabeth Salierno, and Pat Groeper. Chelsea expressed interest in coordinating decorations for Christmas 2024. The BOD asked that she submit a proposal for review / approval for Christmas 2024 decoration funding for the Kylemont entrance.

Adjournment

- The meeting was adjourned at ~7:37 PM
- The next HOA BOD meeting is the HOA Annual Meeting on Monday, July 8, 2024.