

# KEY LINES

A Golden Keys Homeowner's Association Publication

January 2018

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## Next Board Meeting

Feb 20, 2018

## New Website

<http://www.GoldenKeysScottsdale.org>

## In Remembrance



Verna Lauritsen/Pinchof



## THINKING BACK and LOOKING FORWARD

Our Golden Keys Community is transitioning from a very successful and productive 2017 to the new year of 2018. In this past year, we have seen the physical plant, administrative functions, and financial planning of our Community continue to improve. Several of our key committees, led by dedicated Board members and assisted by their talented and equally dedicated committee members, have allowed us to catch up on critical but deferred maintenance items and improve our operations.

**Pool:** Major maintenance repairs were made to the pool and very soon, the Kool Deck area will be resurfaced.

**Landscape:** Everyone seems to agree that the Community landscaping has never looked as good as it does now. Thanks to the effort of this Committee, we better understand our landscape logistics and improvements have been made to several key irrigation areas.

**Clubhouse:** The Clubhouse has also had major maintenance items completed and the much-needed interior/exterior repainting is complete – it is gorgeous!

Other key Committees have also achieved great work in the past year.

**Architectural:** New processes have been defined and the approval process for requests has been reviewed and clarified.

**Communications:** The new website for our Community was launched in early 2018 and development and build out of the information to be presented continues.

**Finance:** Our accounting software was upgraded to use QuickBooks and the strategy for keeping our Reserve Funds in CD's was reviewed. As existing CD's matured, the funds were reinvested in other FDIC-insured CD's with substantially higher interest rates and laddered with different maturities based on anticipated long-range maintenance projects.

**What can we look forward to in 2018?** As you may know, 2 of our existing Board members (Cathy and Shelly) have resigned their positions. Because of their hard work, each has left their Committees much stronger than when they assumed their duties – we cannot thank them enough for their work. These vacancies provide an amazing opportunity for new volunteers to step up and contribute their knowledge, skills, and abilities.

The reward is the satisfaction of knowing that you are joining a high-performing team and help to keep Golden Keys as such a highly desired Community for its residents.

## Things to do around Scottsdale

- Lisa LeMaster

### Watch Hashknife Pony Express Complete 200-mile Journey to Deliver Mail on Friday February 9

The Hashknife Pony Express makes its ride every year, traveling from Holbrook to Scottsdale and delivering 20,000 first-class letters by horseback. The ride is led by the Navajo County Hashknife Sheriff's Posse. More than two dozen riders in authentic cowboy clothing carry the mail. The ride ends in Scottsdale at high noon on Friday February 9 with riders delivering the mail to U.S. Postal Service representatives near the front steps of the Museum of the West at 2nd St and Marshall Way. The public is invited to greet the riders. Cost is free.

### The 65<sup>th</sup> Annual Parada del Sol Parade Takes Place Saturday February 10

Since its start in 1983, the Parada del Sol has grown to be one of the world's longest horse-drawn parades and boasts more than 100 entries, including floats, bands and individual riders. The parade starts at 10 AM and embarks from Drinkwater Blvd and Scottsdale Rd before heading south and finishing at Brown Ave and Indian School Rd. Cost is free.

### Scottsdale Waterfront Fine Art and Wine Festival February 9 – 11

Thunderbird Artists, producer of award-winning fine art and wine festivals, lines the banks of the Scottsdale Waterfront with the greatest selection of juried fine arts, fine wines, delectable chocolates and musicians in the Southwest for the Waterfront Fine Art & Wine Festival. Recurring daily 10 AM to 5 PM, Scottsdale Waterfront at Fashion Square, 7135 E Camelback Rd. Admission \$3.

## Thoughts on Travels-

-Karl Warner



### The Honor Flight

Honor Flights take veterans to Washington D.C. to visit various monuments and memorials. These trips are at no expense to the veterans and are financed through donations. From Phoenix there are six to eight flights each Spring and again in the Fall. The goal is to offer these flights to all WWII and Korean War vets who would like to go. Eventually these flights from Phoenix will be extended to Vietnam vets.

Golden Keys resident Don Conkle was about to be drafted into the Army in 1946 but volunteered for the Navy just before being called. He served two years in the Pacific Theater as an electrician. Although the fighting was over in 1945 Don is counted as a WWII vet because not all of the treaties had been signed when he entered service.

Don was selected to take the flight in mid-October. Each vet has a companion/caregiver so Don took his daughter Terry. As one of 14 WWII and 14 Korean War vets, they were honored from the moment they arrived at Sky Harbor. They were escorted to the plane with an honor guard and saluted from the tarmac as the plane was departing. Upon arrival in Baltimore/Washington airport they were escorted to a special dinner at their Hilton Hotel.

The next day they were taken by special bus to visit the WWII, Korean, Vietnam and other military memorials around the city. At each stop those with disabilities were assisted by wheelchairs.





## Safety, Reminders & Community Tips of the Month:

-Gina McCracken— ginamm51@cox.net

### Where Is It?

A neighbor, family member or fireman can get into your house without destroying the front door. GOOD. Now, where is your will or trust paperwork? Our attorney has a copy and we have the original. Does your family member know the location of these most important documents?

Things to think about and make sure you have things in order for 2018

### Words of Wisdom

-Janet Stein

“When an “all-nighter” means not getting up to pee, When all the names in my black book have MD after them, When “getting lucky” means finding my car in the parking lot, When the candles cost more than the cake, I promise you...We’ll still be best friends!”

-Anonymous



### “The Gay Side of Life”


### Senager (Senior Teenager)

Actually I’m not complaining because I am a Senager. I have everything that I wanted as a teenager, only 60 years later. I don’t have to go to school or work. I get an allowance every month. I have my own pad. I don’t have a curfew. I have a driver’s license and my own car. The people I hang around with are not scared of getting pregnant. And I don’t have acne. Life is great!



### REMINDER from the Architecture Committee:

An owner wanting to make changes to the exterior of his/her home needs to submit a completed application for design change to the Architecture Standards Committee (ASC) no later than 10 days before an ASC meeting. Application forms are available from Jenny Scrivner, 602-920-0837 or [mamagogo321@gmail.com](mailto:mamagogo321@gmail.com). The ASC meets the 2<sup>nd</sup> Tuesday of every month at 7 pm in the clubhouse when there are items on the agenda. Check the bulletin board at the clubhouse the day of the ASC meeting for agenda items.

The spring community assessment is scheduled for March 24<sup>th</sup>, 2018. Both landscaping and the exterior of a home, including the alley area and  alley wall, will be included in the assessment.

Martha Spruell, Architecture Chair

### Events/Meetings/Social



Bridge Players	Mondays 1PM Clubhouse—LaDeta Gandy 214-384-7150
Men’s Poker :	Wednesday, 12:00 PM Clubhouse
Clubhouse Committee	Check with MJ Kelsey 602-402-5501 on the next meeting
Social Committee	Jan 23, 4:00PM at 6330 E. Catalina Mary Ellen Svoboda 480-945-6638
Men’s Lunch	Jan 30, 2018 RSVP to Bob Will 480-946-4889 or Dan Svoboda 480-946-5055
Budget Meeting	Feb 6, 5pm Clubhouse discuss up coming year’s budget
Creative Crafters	Feb 6, 2018 6:30pm Nancy Dallett 480-990-3681(1st Tuesday of Month) (off July-Aug-Sept)
Architectural Committee	Feb 13, 2018; 7:00 PM Clubhouse (2nd Tuesday of the Month)
Ladies Who Lunch	Feb 16, 2018 Retta Kelly 480-945-3303 Allison Weiss 917-406-2561
Bunko Night	Feb. 21, 2018 Clubhouse 5:30pm Gerri Clontz 928-358-8221 (3rd Wednesday of the month)





**Recipe of the Month:**

**Chocolate-Raspberry Mousse** - Sue Kernen/Tupperware Serves 12

- 1 cup heavy whipping cream
- ¾ cup chocolate-hazelnut spread (Nutella)
- ½ cup sour cream
- 1 T. Chambord raspberry liqueur
- 1 cup fresh raspberries

Tip from Pro Baker: Keep your cake moist by eating it all in one sitting. -Anonymous

Place the heavy whipping cream in bowl and whip cream until stiff peaks form. In a large bowl add chocolate spread, sour cream and Chambord, beat for 2 minutes. Gently fold whipped cream into chocolate mixture with a spatula. Divide into individual serving containers and Garnish with fresh raspberries. If you want to put the mousse in the chocolate cups, put the mousse in a large zip-lock bag and cut one of the ends to pipe into the cups. You can also serve them in premade chocolate cups. (World Markets - Dark Belgian Chocolate, Cordial & tasting cups \$5.99 box 12) Add a fresh raspberry to the top. (This mix will make about 4 dozen of the chocolate cups) To make them sparkle, get some pixie dust from ABC Cake Decorating. If you don't have Chambord use Raspberry flavoring, add one tsp at a time to taste.

Grenco, Dottie	2/2
Hernandez, Dodie	2/3
McKinney, John C.	2/4
Rogers, Martha	2/4
Conkle, Donald	2/4
DeRosa, Cecily A.	2/5
Ternosky, Julia	2/5
Thompson, Stephen	2/12
Aldrich, Beverly	2/13
Narveson, Jay	2/14
Patti, Charles	2/20
Coombs, Charlotte	2/21
Leonard, Barbara	2/21
Van Dam, Irma	2/21
Garcia-Bunuel, Luis	2/24
Garcia, Mary Ellen	2/28



**Trivia:** The Waste Management Phoenix Open is the most anticipated and fun stop on the Men's PGA Tournament Tour. Fan favorite and three-time Phoenix Open winner Phil Mickelson leads the all-time Phoenix Open Money List with \$3,694,782 earned through 24 tournament appearances. Two-time Phoenix Open Champion J.B. Holmes is second on the all-time money list with \$2,274,780 earned through 8 tournament appearances. - Tom Kernen



**Communications Committee**

- Editor** /Tom Kernen GKHOA\_tom.kernen@yahoo.com
- Publishing/Copy Editor** /Sue Kernen skernen@cox.net
- Safety, Reminders & Community Tips** /Gina McCracken Ginamm51@cox.net
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- GK Photographer** /Betsy Spiegel B\_spiegel@msn.com
- Scottsdale News** /Lisa LeMaster chadmears@cox.net
- Humorist** /Gaylord Aldrich "The Gay Side of Life" 480-946-8287
- Words of Wisdoms** /Janet Stein offbook3@gmail.com
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- Real Estate** /Jennifer Might 480-251-7511 jmight7@gmail.com  
(Cecily DeRosa-Welcome New Neighbors)
- Paint request** / Jenny Scrivner 602-920-0837 c-480-961-8549 email: mamagogo321@gmail.com







## Recipe Corner-

Please share your favorite Recipes!



Please submit recipes to:  
**msfran7441@hotmail.com**  
or drop it off at  
**6310 E. Pinchot Avenue.**  
Thanks— Fran

**Bunko 3rd Wednesday** of the month. If interested please give Gerri Clontz a call for more information. **RSVP please to Gerri—928-358-8221**



**Next game Feb 21st**  
**5:30PM Clubhouse**

## Bridge Players Mondays

**1PM Clubhouse**

If interested contact

**LaDeta Gandy**

**214-384-7150**



Looking for more people to join in the fun! We have a really good time. Please feel free to show up on Monday at the clubhouse!

## CLUBHOUSE/POOL CLOSED

**Jan 22nd-Jan 30th**



## Creative Crafters:

**Nancy Dallett**

**480-990-3681**

**Ndallett@cox.net**

**Feb 6 at 6:30PM**

RSVP Please to Nancy  
**Clubhouse**



## Ladies Who Lunch

**Retta Kelly**

**480-945-3303**

**Feb 16, Noon**

To be determined



**Men's Lunch,**  
**Tuesday Jan 30, 11:30**  
**Denny's on Scottsdale Rd.**  
**Scottsdale, AZ**

for more information contact:  
**Bob Will 480-946-4889**  
**Dan Svoboda 480-946-5055**

## Additional Information you may want to know:

### Scottsdale Trash Collection Schedule

Trash will be collected as scheduled on President's Day, Monday, February 19.

### Monthly Scottsdale Brush and Bulk Alleyway Pickup

February Brush and Bulk pickup for our area is scheduled for the **week of the 12th**. so be sure to have your brush and bulk out in the alley by 5AM on the 12<sup>th</sup>. For more information please visit <http://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection> or call 480-312-3111.

### Monthly Scottsdale Shred Event – Keep Your Information Secure

Scottsdale Police Department -February shred event on **Saturday Feb 10th** in the Walmart parking lot at **15355 N Northsight Blvd from 7 – 10 AM**. A \$4 donation per box **Scottsdale Electronics Recycling Collection Day**

Dispose of your unwanted electronics at the city's Electronics Recycling Collection Day on **Saturday, February 10 from 7:30 AM to 2 PM** at

## Important information; all Residents -Kool Deck around the Pool:

The tree well in the Kool Deck was filled in **Jan. 15<sup>th</sup>**. It will cure for 1 week. The pool furniture will be removed from the Kool Deck before the Kool Deck is re-textured. That project will start on **Jan. 22<sup>nd</sup>**. The clubhouse/pool area will be padlocked from **Jan.22<sup>nd</sup> – Jan. 30<sup>th</sup>**. Walking is permitted on the Kool Deck **Jan. 31<sup>st</sup>**, but **NO furniture on the Kool Deck until Feb. 3<sup>rd</sup>**. There will be signs posted on all 3 entry gates. Cathy Besson has notified the groups/clubs that meet in the clubhouse of this lockout. Thank you- **Martha Spruell, Pool Chair**



## Social Committee: HELP NEEDED



Next Social will be March 18, after the Annual Meeting. We are looking for volunteers to help with the social committee. We will be meeting at the **6330 E. Catalina on Tuesday Jan 23, 2018 at 4pm** to discuss the upcoming social. If you would like to help please come to the meeting or contact:

**Mary Ellen Svoboda 480-945-6638 or LaDeta Gandy 214-384-7150**

## Reminder

**NO PETS** are allowed in the **clubhouse or pool areas**



**Budget meeting Feb 6th, 5PM Clubhouse**



**Dogs! Dogs! Dogs!**  
Open letter by Janet Stein

"...The one absolutely unselfish friend that man can have in this selfish world, the one that never deserts him, the one that never proves ungrateful or treacherous is his dog. A man's dog stands by him in prosperity and in poverty, in health and in sickness. He will sleep on the cold ground, where the wintry winds blow and the snow drives fiercely, if only he may be near his master's side. He will kiss the hand that has no food to offer. He will lick the wounds and sores that come in encounters with the roughness of the world. He guards the sleep of his pauper master as if he were a prince...." *Tribute to the Dog*, George Graham Vest, 1855

We, who are fortunate enough to have dogs in our lives, realize this. And we are doubly fortunate to live in a community that is "dog friendly." But with this privilege come responsibilities and rules. As we welcome the New Year, let's review what this means to ensure a safe environment for our beloved dogs and all the humans who both live with them or near them.

**1. Dogs MUST BE LEASHED AT ALL TIMES.**

**Scottsdale code:**

**Sec. 4-39. - Dogs not permitted at large; wearing licenses; penalties.**

- a) Leash as used in this article means a chain, rope or strap, made of leather, fabric or other material, that is: (i) **not more than six (6) feet in length**; (ii) capable of being fastened to a collar or harness of a dog and used to lead, restrain and control the dog; and (iii) of sufficient strength for those purposes. Except as otherwise expressly provided in this article, dogs that are upon public streets, public parks or public property and that are not in compliance with this section, shall be considered at large.

This means always. So even if you're checking your mail and Fido comes out with you, **he MUST be leashed.**

If you live in a dwelling with an enclosed garage and Fido is coming along for a ride, **DO NOT OPEN THE GARAGE DOOR until Fido is safely inside the car.**

If you're enjoying a beautiful day on your front patio and want Fido's company, **HE MUST BE ON A LEASH TO BE OUTSIDE.**

There have been too many instances of dogs aggressively charging at another dog because they've gotten away from their master. It is **NOT ACCEPTABLE TO PERMIT THIS** even if you insist your dog is really friendly.

Our small "club" of dog walkers are aware of who the offenders are. Some of us even avoid walking down certain blocks in fear that an "unsocialized" dog will escape a poorly closed gate or an owner's inability to "hold on tightly."

**2. Dog waste MUST BE PICKED UP AND BAGGED AND DISPOSED OF PROPERLY.**

**3. Pets are NOT ALLOWED in the clubhouse and pool grounds.**

These basic regulations are really simple to follow. If they're not abided by, you may be reported to the Scottsdale Police.

**Please help us ensure a "dog friendly" community.**



Amended 1/17/18 - Minutes of the Regular Board of Directors Meeting  
Golden Keys Homeowners Association  
December 19, 2017, 7:00 PM  
Golden Keys Homeowners Association Clubhouse

Directors present: Carl Thompson, Martha Spruell, Cathy Besson, Shelly Lear, Jennifer Might, and Tom Kernen

Director Absent: Chuck McCracken

Approximately 09 members and guests were in attendance

Meeting was called to order at 7:00 by President Carl Thompson

The agenda was accepted with a change to add item 6c – to ratify the February 15, 2011 leasing guidelines.

Approval of minutes from prior meetings:

- November 21, 2017 minutes - **Motion** made for approval and seconded; **Approved** unanimous
- **Motion** to amend to include the Executive Session minutes; **Approved** 5 – 1 with Ms. Lear opposed

#### COMMITTEE REPORTS

**Architectural Standards Committee (ASC):** by Martha Spruell

Written report presented to the board.

**Pool Committee:** by Martha Spruell

Written report presented to board.

**Finance Committee:** by Tom Kernen

November 2017 Treasurer's Report - **Motion** made for approval and seconded; **Approved**. Unanimous.

Written report submitted to board

**Landscape and Grounds:** by Shelly Lear

Written report submitted to board

**Clubhouse Committee:** by Cathy Besson

Written report submitted to board

**Real Estate Committee:** by Jennifer Might

Written report submitted to board

**Communications Committee:** by Tom Kernen

Written report submitted to board

\* \* \* \* \*

#### OLD BUSINESS

1. Mr. Thompson **appointed** Elizabeth Enright (chair), Barry Downs, and Chuck Coella as members of the Nominating Committee for the Board Member election in March 2018.
2. **Motion:** Approve the Architectural Policies and Procedures document (version 16.0). **Seconded**. **Approved** unanimous.
3. **Motion** to approve the with the ASC Design Application Form (GK Form ASC No. 1 dated December 12, 2017). **Seconded**. **Approved** unanimous
4. **Motion** to approve CDC Pools, Inc. to re-texture the HOA kool deck including filling in the tree well at a cost of \$14,833.00. **Seconded**. **Approved** Unanimous  
**Motion to Amend:** Contract must specify the 2-year warranty. **Seconded**. **Approved** unanimous

## **NEW BUSINESS**

1. **Motion** to approve engaging Advanced Reserve Solutions to update the Association's Reserve Study. Seconded. **Approved** 5-0-1 In favor: Thompson, Spruell, Lear, Kernen and Besson. Abstained - **Might Amendment** made to table this motion. Seconded. **Failed** 3 – 3. In favor: Spruell, Might, and Thompson. Opposed: Lear, Besson, and Kernen.
2. Ms. Besson reviewed proposed new rules and regulations for Clubhouse usage.
3. Ratify the February 15, 2011 Guidelines as the current Rules and Regulations for leasing homes. Further research will take place to determine the current policies that are in place.

## **MEMBERSHIP FORUM**

Several members addressed the Board.

## **EXECUTIVE SESSION**

**Motion** to move into Executive session to discuss business relevant to specific homeowners; Seconded. Approved. Moved into Executive Session at 8:45 PM.

Executive Session ended at 9:00 PM.

\* \* \* \* \*

Meeting was adjourned at 9:00 PM

Respectfully submitted by,  
Tom Kernen, Secretary



Amended 1/17/18 - Minutes of the Emergency Board of Directors Meeting  
Golden Keys Homeowners Association

Amended - December 22, 2017, 5:30 PM  
Golden Keys Homeowners Association Clubhouse

Directors present: Carl Thompson, Martha Spruell, Chuck McCracken, Cathy Besson, Shelly Lear, and Tom Kernen

Director Absent: Jennifer Might

No members and guests were in attendance

Meeting was called to order at 5:30PM by President Carl Thompson

Agenda presented by Mr. Thompson: Action to repair the irrigation line running under Pinchot Ave. to Island #1. Meeting was called on an emergency basis based on the need to act on the repair in an expeditious manner.

\* \* \* \* \*

**NEW BUSINESS**

Ms. Lear provided a written report of the problem to the Board and discussion took place among the Directors.

**Motion:** To approve up to \$5,500.00 to repair the irrigation line running from 61<sup>st</sup> Place to island #1.  
Seconded. Unanimous approval.

\* \* \* \* \*

Meeting was adjourned at 5:59 PM

Respectfully submitted by,  
Tom Kernen, Secretary

DRAFT - Minutes of the Regular Board of Directors Meeting  
Golden Keys Homeowners Association  
January 16, 2018 7:00 PM  
Golden Keys Homeowners Association Clubhouse

Directors present: Carl Thompson, Martha Spruell, Cathy Besson, Shelly Lear, Jennifer Might, Chuck McCracken, and Tom Kernen

Approximately 10 members and guests were in attendance

Meeting was called to order at 7:00 by President Carl Thompson

The agenda was accepted with 1 addition re: Arch Request to approve windows and doors at 6250 E Catalina

Approval of minutes from prior meetings:

- December 19, 2017 - **Motion** made for approval and seconded; Discussion followed.  
Minutes will be restated with corrections. **Motion** to table ratification of the Minutes pending correction. Seconded. **Approved.**
- December 22, 2017 – **Motion** made for approval of Emergency Meeting Minutes with correction that shows no members were in attendance. Seconded. **Approved.** **Motion** to table ratification of the Minutes pending correction. Seconded. **Approved.**

#### COMMITTEE REPORTS

**Architectural Standards Committee (ASC):** by Martha Spruell

Written report presented to the board.

**Pool Committee:** by Martha Spruell

Written report presented to board.

**Finance Committee:** by Tom Kernen

December 2017 Treasurer's Report - **Motion** made for approval and seconded; **Approved.** 6-0 -1 with Ms. Lear abstained (had not reviewed).

Written report submitted to board

**Landscape and Grounds:** by Shelly Lear

Written report submitted to board

**Clubhouse Committee:** by Cathy Besson

Written report submitted to board

**Real Estate Committee:** by Jennifer Might

Written report submitted to board

**Communications Committee:** by Tom Kernen

Written report submitted to board

\* \* \* \* \*

#### OLD BUSINESS

1. Nominations Committee

Two individuals have expressed an interest in being on the ballot for the March Board elections. The search for additional candidates will continue.

2. **Motion:** Approve the ASC Policies and Practices document to add the in wording "on behalf of the Board of Directors" to the paragraph titled the ASC Board Liaison. Seconded. Approved 5-1-1 with Mr. McCracken voting nay and Mr. Kernen Abstaining.



3. **Motion:** To ratify the Lease Administration Policy dated February 15, 2011. Seconded. Approved Unanimous.  
**Motion to Amend:** Change wording of "ratification" to "reaffirm." Seconded. **Approved** unanimous.
4. Landscape & Clubhouse Committee chairpersons.
  - a. Landscape: Chuck and Donna will co-chair the committee in the interim of electing a new Board member. Donna will be the primary point of contact. **Motion** to appoint Donna Council as the chairperson as the Landscape chairperson. Seconded. **Approved.**
  - b. Clubhouse: LaDeta will assume responsibilities for Clubhouse reservations. **Motion** to appoint Mary Jo Kelsey to chair the Clubhouse committee. Seconded. **Approved.** Unanimous.

#### **NEW BUSINESS**

1. **Motion:** To Approve Behr Almond Latte as the color to paint on the canal side of the SRP border wall. Seconded. **Approved** unanimous.
2. Re: Architectural Request for windows and doors submitted by 6250 E Catalina  
**Motion:** To approve the Arch request by Mr. Kalapuziak on Jan 6, 2018. Seconded. **Approved** unanimous.
3. **Motion:** Approve \$980.00 cost to put in pathway stabilizer in the seating area of the pool entry. Seconded. **Approved** 5-2 with Messrs. Thompson and McCracken opposed.
4. Discussion of for individuals to be recognized for the annual Community Service award. Carl will prepare a request for input from members, to be distributed with next Key Lines – responses are to be sent to Mr. Thompson.

#### **MEMBERSHIP FORUM**

Several members addressed the Board during Committee reports.

\* \* \* \* \*

Meeting was adjourned at 9:06 PM

Respectfully submitted by,  
Tom Kernen, Secretary

# Golden Keys HOA Board Meeting Agenda

January 16, 2018 -- Clubhouse 7PM

1. Approval of Agenda
2. Call to Order
3. Ratify Previous Board Meeting Minutes and Financial Report
4. Committee Reports
5. Old Business
  - a. Nominating Committee update
  - b. ASC Policies and Practices
  - c. Lease administration Policy
  - d. Committee responsibilities after board/committee resignations
6. New Business
  - a. Paint color for SRP canal side of 63<sup>rd</sup> place wall
  - b. Installation of Pathway stabilizer for seating area
  - c. Community Service Recognition Award
  - d. Request for App 6250 E Catalina Windows & Doors
7. Member Open Forum
8. Executive Session
9. Adjourn



Treasurer's Office and Finance Committee Report – prepared by Tom Kernen

January 16, 2018,

1. Bank accounts are balanced for month-ending December 2017.
2. Reminder: the 2018-19 Budget meeting will be held on Tuesday, **February 6, 2018** at the Clubhouse starting at 5:00 PM. YTD spending summaries and a budget worksheet will be distributed to each committee chairperson no later than Feb 1 2018.
3. Work on the Reserve Study will begin in February.
4. All other activity was business as usual.

## Secretary Office and Communications Committee Report – prepared by Tom Kernen

Jan 16, 2018

1. The Annual Membership meeting.
2. Phase 1 of our website was launched on January 7 – <http://www.GoldenKeysScottsdale.org>
  - a. Updates will continue. Next release will contain governing documents and (hopefully) the history of our Community.
3. Key activities required to be completed over the next 5 months:
  - a. Notice to Membership re: Annual Meeting but be sent 30-50 days prior to March 18.
  - b. Voting process to be defined based on consultation with attorney.
  - c. Ballots must be distributed not less than 30 days prior to March 18.
    - i. A “quirk” of our documents allows for self-nominations 20 days prior to the Annual Membership Meeting.
  - d. Election officers must be appointed to compile the returns.
  - e. HUD Reporting updates will take place in February 2018 - mandated by federal law.
  - f. Emergency contact reporting will take place in April.
  - g. Membership invoices will be distributed on or about April 1 with a due date of May 1.
  - h. Membership Directory will be updated and be planned for distribution in late May.
4. Due to the number of major tasks over the next 5 months, I am asking for a couple of key volunteers to assist me. I am hoping to hear from 2-3 key individuals who are self-motivated with strong administrative skills and good computer skills using MS Word and MS Excel.
5. All other activity was business as usual.



**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF January 16, 2018**

December 18 - January 15 Closings:

No closings for this period.

Leased Properties:

No changes for leased properties.

Minutes Respectfully Submitted By:

Jennifer Might

Golden Keys Homeowner's Association  
Board of Directors Meeting Tuesday, **January 16, 2018**  
**Clubhouse Committee Report**

**Committee Members:**

Cathy Besson, Chair - 16 year Resident  
Donna Council, Member - 15 Year Resident

Bob Will, Member – 17 Year Resident  
Shawn Bridges, Member– 5 Year Resident  
LaDeta Gandy, Member – 3 Year Resident

**Committee Meetings:**

None this month.

**Repair and Maintenance Action:**

Electrical problem reported last month that some of the lights in the overhang were not working. Electrician, Apollo Electric, called and determined that the fixtures that were installed were INDOOR fixtures, which is why the fixtures were such a problem all these years with the bulbs, the dirt in the fixtures, and the glass in the fixtures. New EXTERIOR fixtures along with LED bulbs were purchased and installed. The new fixtures are Halo H1T Square fixture with Halo 10P Trim. The cost for the 11 new fixtures and LED bulbs, the removal of the old fixtures and installation of the new 11 exterior fixtures and trim totaled \$ \$950.40.

**Clubhouse Event Reservations:**

LaDeta Gandy will be assuming this responsibility until the elections in March. Please contact LaDeta Gandy at 214.384.7150, phone or text, or her email at gandy310@gmail.com to reserve the clubhouse.

New Draft Documents were given to the BOD and submitted for review at last month's meeting. I believe the Pool Rules should be included in the Package for Reserving the clubhouse, as the pool is used at parties.

**Clubhouse Chair, Party Coordinator, and Board of Director Resignation**

This will be my last meeting as a Board of Director and the Chair of the Clubhouse.

Respectfully Submitted,

*Cathy Besson*



**Golden Keys Homeowner's Association, Inc.**  
**Board of Directors Meeting – Dec. 19, 2017**  
**Landscape Committee Report**  
Submitted by: Shelly Lear

Shelly Lear, Committee Chair 480-993-3136  
Donna Council, Committee Member 480-970-6354  
Chuck Colella, Committee Member 480-800-7296

**Landscape Committee Members**, Donna Council and Chuck Colella will work directly with AZ Metroscapes until the board appoints the new Landscape Chair on March 20, 2018. This has already been coordinated with AZ Metroscapes.

**Landscape –AZ Metroscapes:**

December 28<sup>th</sup>: The crew placed, installed water lines and planted red geraniums with purple lobelia edging to our two new wok planter bowls in the pool entry. The soil and flowers cost \$235.00. The 2 woks with sealant & delivery cost \$412.46.

January 2<sup>nd</sup>: The crew placed the new 1.25' Schedule 40 PVC irrigation line in the entry vegetation area and on Island 1.

January 5<sup>th</sup>

1. The crew dug out the asphalt on Pinchot Avenue, then placed the Schedule 40 irrigation lines inside a 2" sleeve, which runs across the Pinchot entry at a depth of 16". Then they filled it with ground asphalt, dirt, and power-tamped it down. Ed Hahn from the City of Scottsdale tested the compacted material below the new asphalt; he approved it for asphalt installation. To replace the damaged mainline irrigation and repair the road cost \$3,972.38. I am happy to report that this came in under the \$5,500 board approved amount.
2. The Arborvitae stump was ground down 4" in the pool deck area for the new kool deck install. Cost \$360.00.
3. Two stumps in the large grassy area were ground down; payment for this was included with item #3.
4. A 1 ton load of ¼-inch minus Madison gold gravel was placed in the pool entry area. Cost was \$92.50.
5. Olive tree spraying is on the schedule for the last week of February or the first week of March.
6. The crew has been trimming dwarf oleanders on the islands to a height of 3ft and should have that task completed in the next few weeks. I reminded them that we don't want to let them get too tall for safety; they impede the visibility of drivers.
7. The crew will work on removing the last three old pyracantha bushes on island 6 & 7.
8. The crew will work on trimming up the limbs on the live oak and cork oaks that are impeding the sprinklers coverage as room permits in the dumpster (this includes the limbs of the sumac that are on the shed).

**Committee work:**

The jumbo wok planter cacti & rocks were repurposed to the trellis bed as tasked by the board to remove water from that area. We purchased 6 bags of Mexican river rock to fill in around the cacti. A fire stick plant was purchased for the center of the jumbo wok planter and donated elephant food was placed around the wok to cascade down. The cost was \$101.00.

I have organized the area behind the oleanders so we have a clean view from the alley. I trimmed the oleanders back and removed the debris. I have stacked up the different types of block and AZ Metroscapes has been notified to keep the oleanders trimmed in the area. The decorative block is now easily accessible for any member that might need to replace a broken block.

After receiving approval from Melba Callender, I trimmed up the African Sumac limbs that were hanging over the wall. This was the last area that needed to be cleared on the canal side of 63<sup>rd</sup>, prior to getting the wall painted.

**63<sup>rd</sup> Wall Inside & Canal:**

The Cascolate trees were trimmed up on December 8<sup>th</sup>, the cost was \$615.00. Several areas along 63<sup>rd</sup> have had the cement curb replaced, we hope this will not cause issues with our Cascolate trees.

**Commercial Dumpster:**

The lid to our dumpster was replaced 1-11-18. They have placed us on the list to replace the dumpster because it is rusting out at the bottom. Contact: Solid Waste 480-312-5600 | the address on file for the dumpster is 3016 N. 62<sup>nd</sup> Place.

**Painting of 63rd Wall:** Metzger's Painting: 602-672-5069 | Chris 602-768-3559

I have mailed the 50% deposit for the approved reserve expense of \$1,250.00 for 63<sup>rd</sup> canal side wall painting. I will contact Chris once we have a paint color approved for them to schedule the work. The total to paint all the community walls will be \$10,895.00; this comes with a 5 year warranty.

**Pool Entry Metal Work:**

In November Weld Works repainted the decorative trellis; rust is showing on the bottom. Josh has scheduled one of his workers on Wednesday January 17, 2018, to scrape and repaint for the last time before the warranty expires. Donna Council will oversee this project.

**Golden Keys Documentation:**

I have been compiling information and documenting all aspects of the landscaping for the Golden Keys Community. I will be creating a binder with maps and useful information to hand over in March to the new Landscape Chair.

**I want to Thank Shawn Bridges, Donna Council and Chuck Colella for their guidance and assistance; I would not have been able to fulfill my duties on the board without them.**

**Agenda Items:**

1. Approval for the paint color for SRP Canal side of our 63<sup>rd</sup> place wall. The committee would like to recommend that we use a darker more earth tone paint due to all the dirt that washes up on the wall. I have researched The CC&R's and it is not written that we must use Dunn Edwards Pearl White. Refer to Article XI, Use and Restrictions, Section 14 on page 24.

The committee has narrowed down the choices to two paint colors; they are Almond Latte or Practical Tan.

I contacted the City of Scottsdale Graffiti Hotline, to find out what color of paint would be best for us to use so the wall will look seamless when they spray over the graffiti. I am happy to report that if we provide them with the color and formula of the paint they will keep that on file and will cover the graffiti with a match. Location is 2935 N. 67<sup>th</sup> Place, contact person Diane, 480-312-2546.

2. Approval for the pool entry estimate to install pathway stabilizer to the seating area, add minus rock if necessary and compact DG prior to install. The recommendation from manufactures is that you topcoat every 2 years for maintenance. This would depend on the amount of traffic, and the weather. A season of above average heavy rainfall or high traffic would degrade the coverage faster and would require fixing of any damaged areas.

So for future budgeting AZ Metroscapes quoted \$400 to \$1,000.00 every two years for upkeep with the ¼ minus and pathway stabilizer.

The committee is recommending that we approve the \$980.00 estimate to add pathway stabilizer to the area.



**Golden Keys Homeowner's Association  
3016 N. 62<sup>nd</sup> Place, Scottsdale AZ 85251**

**Minutes for Golden Keys Architectural Standards Committee (ASC) Meeting  
January 9, 2018: 7:00 pm – 7:45 pm**

**Committee Members in attendance:** Retta Kelly, Shelly Lear, Jenny Scrivner, Martha Spruell, Carl Thompson

**Committee Members absent:** none

**Approval of minutes from December 12, 2017 meeting:** unanimously approved

**Requests for changes to the following residences:**

- The owner of 6250 E Catalina Dr. has submitted a design review application to notify the ASC that he wants to replace all 6 windows of the residence and the French door that opens onto the back patio. All windows and doors will retain original dimensions, colors, profiles, appearance, etc. This application was submitted on January 6, 2018 so the committee did not have the required 10 days to notify neighbors. The committee reviewed the application and did not have any issues with the request. The committee will bring it to the Golden Keys HOA Board meeting on January 16 for final approval or denial. Letters will be sent to neighbors on January 10 notifying them that this request and inviting them to attend if they desire to comment on this proposed change.

**Other Topics:**

- Spring, 2018, Neighborhood Assessment: The committee agreed to schedule the 2018 neighborhood assessment for Saturday, March 24. This is one week after the annual meeting. This date will be mentioned in both the January and February Key Lines.
- Update on findings from October, 2017 weed and landscape assessment : all findings from the March assessment have been addressed except for the following:
  1. One member who needed to repaint their alley wall submitted a design review application that included replacing one section of that wall as part of that plan. The owner expects this work to be completed in early 2018.
  2. One member was granted till 11/28/2017 to address paint issues on the front of the residence. No committed date for when the work can be completed January 8, 2018. The committee agreed to send a written notice to this member to let them know that if the deficiency is not corrected by one month from the date the notice was sent the concern will be referred to the Golden Keys HOA Board.
- Update on findings from October, 2017 weed and landscape assessment: 22 of the 26 findings have been confirmed to be addressed. Owners of 2 properties committed to address their issues by the end of January. The remaining two have not yet responded with commitments for when the issues will be addressed. The committee agreed to send a written notice to these members to let them know that if the deficiency is not corrected by one month from the date the notice was sent the concern will be referred to the Golden Keys HOA Board.

Martha Spruell  
Architectural Standards Committee Chair

## POOL REPORT

The tree well in the Kool Deck was filled in Jan. 15<sup>th</sup>. It will cure for 1 week. The pool furniture will be removed from the Kool Deck before the Kool Deck is retextured. That project will start on Jan. 22<sup>nd</sup>. The clubhouse/pool area will be padlocked from Jan. 22<sup>nd</sup> – Jan. 30<sup>th</sup>. Walking is permitted on the Kool Deck Jan. 31<sup>st</sup>, but no furniture on the Kool Deck until Feb. 3<sup>rd</sup>. There will be signs posted on all 3 entry gates. Cathy Besson has notified the groups/clubs that meet in the clubhouse of this lockout.

Martha Spruell

Pool Chair

## **Golden Keys Architectural Standards Committee (ASC) Policies and Practices**

The following policies and practices have been established for the Architectural Standards Committee per Article VI of the 2004 Declaration of Covenants, Conditions, Reservations and Restrictions for the Golden Keys Subdivision.

### **Architectural Standards Committee Board Liaison:**

The ASC board liaison is composed of 3 members of the board of directors and shall be responsible for approving building improvements on behalf of the board of directors.

### **Architectural Standards Committee Design Review Application:**

All applications for owner proposed exterior building and improvement projects (including back yard or side yard building or structure installation or modification) or for changes to party walls or perimeter walls shall use the 'Golden Keys Architectural Standards Committee Application for Design Review' form (GK-Form ASC No. 1, attached). Details regarding the use of this form and associated timelines are explained in the form.

### **Notification of Neighbors Regarding Proposed Changes:**

The ASC shall send a letter via first class mail, as a courtesy, to the owners of neighboring properties of any residence for which a design application has been submitted. This letter shall be mailed no less than 7 days prior to the ASC meeting at which the application will be initially discussed. The letter will identify the address of the property requesting the change and will specify the date, time and location of the ASC meeting where the application will be discussed. If the application is modified after the ASC initially discusses it, a new letter will be sent. Neighbors who will be notified include the adjacent neighbors (where applicable) and three properties across the street or alley that are in line of sight of the proposed modifications. The member requesting the change is strongly encouraged to also share the plans with their neighbors and inform them regarding the date, time, and place that the changes will be presented to the ASC.

### **Backyard Privacy Wall Modification:**

Residents who wish to cover the decorative course of blocks in a shared party wall or a back, side or front wall are permitted to do so if done in accordance with the following procedure. The member must obtain written approval of the plans by the owner(s) of the lot(s) sharing that party wall prior to submitting of the application. Prior to modifying the wall, residents must submit a written application to the Architectural Standards Committee. The changes must be done so that a finished construction appearance is maintained from the outside of that resident's property and the back of any material



visible from the outside of the wall is to be painted to match the side of the wall from which it is visible. Prior to disposition of the application the ASC will confirm that both neighbors sharing the party wall are the persons who signed the application.

**Backyard or Side Yard Building/Structure Installation/Modification:**

Residents who wish to construct or modify a building or other structure in their back or side yard must submit a written application to the Architectural Standards Committee. If the changes impact a party wall the member must obtain written approval from the neighbor that shares that party wall prior to submission of the application. The Architectural Standards Committee has the right and responsibility to consider the effect of any proposed building or structure upon adjacent and neighboring properties. Prior to disposition of the application the ASC will confirm that both neighbors sharing the party wall are the persons who signed the application.

## Color Palette:

Approved colors are the Benjamin Moore exterior paint colors listed below. Members wishing to change the color of their house must pick from this palette. Any home may be repainted to match the color of that house as a normal maintenance activity. The ASC should be notified prior to performing any maintenance activity on the exterior of the home or alley wall, including re-painting. Note that members whose houses were not one of the colors from the approved palette at the time the palette was approved are not required to modify the color of their house when that house is repainted. If an owner wishes to modify the base or trim color of their house they must select colors from this palette. Members can view samples of each of the colors by contacting the Architectural Standards Committee paint palette coordinator. When a house is repainted the parapet walls (firewalls) must be repainted either white or the base color of the home.

### House Base Colors

#### (The Body of your House)

- |  |                |
|--|----------------|
| <ol style="list-style-type: none"> <li>1. Cloud White (OC-130)</li> <li>2. Navajo White (OC-95)</li> <li>3. Monroe Bisque (HC-26)</li> <li>4. Monterey White (HC-27)</li> <li>5. Brushed Aluminum (1485)</li> <li>6. Richmond Gray (HC-96)</li> <li>7. Sag Harbor Gray (HC-95)</li> <li>8. America's Heartland (197)</li> <li>9. Corn Silk (198)</li> <li>10. Fennel Seed (1101)</li> <li>11. Dusty Trail (1157)</li> <li>12. Basking Ridge Beige (1158)</li> <li>13. Deer Field (1159)</li> <li>14. Wedding Veil (2125-70)</li> <li>15. First Snowfall (1618)</li> <li>16. Sweet Innocence (2125-50)</li> <li>17. Shadow Grey (2125-40)</li> <li>18. Blue Heather (1620)</li> <li>19. Saybrook Sage (HC-114)</li> </ol> | { Same Color } |
|--|----------------|

### House Trim Colors

1. Simply White (OC-117)
2. Cloud White (OC-130)
3. Navajo White (OC-95)
4. Monroe Bisque (HC-26)
5. Maritime White (OC-5)
6. Revere Pewter (HC-172)
7. Adobe Beige (1128)
8. Quincy Tan (HC-25)
9. Sepia Tan (1116)
10. Autumn Leaf (1131)
11. Hidden Valley (1134)
12. Mayflower Red (HC-49)
13. Tudor Brown (HC-185)
14. Rockport Gray (HC-105)
15. Copley Gray (HC-104)
16. Metallic Silver (2132-60)
17. Pilgrim Haze (2132-50)
18. Black Horizon (2132-30)
19. Black (2132-10)
20. New London Burgundy (HC-61)
21. Cottage Red (HC-184)
22. Classic Burgundy (HC-182)
23. Hemlock (719)
24. Bella Blue (720)
25. Louisburg Green (HC-113)
26. Tate Olive (HC-112)
27. Garden Oasis (699)
28. Enchanted Forest (700)

Alley walls (side facing the alley) must be Dunn Edwards Pearl White (DEW328).

**GOLDEN KEYS HOMEOWNERS ASSOCIATION  
ARCHITECTURAL STANDARDS COMMITTEE  
APPLICATION FOR DESIGN REVIEW**

All applications for changes to the exterior of your property must be submitted to the Architectural Standards Committee for review according to the Use Restrictions Article XI of the Golden Keys CC&Rs and the Architectural Standards Committee Policies and Practices. Please submit this application with all the required attachments to a current Architectural Standards Committee member in person, or by mail, with the preferred being in person. Please submit the application & required documents **10 calendar days** prior to the ASC monthly meeting which is held on the second Tuesday of each month. The committee requires ample time to review submissions and to notify adjacent and affected property owners.

Architectural Standards Committee  
3016 North 62<sup>nd</sup> Place  
Scottsdale, AZ 85251-7006

Date ASC Received Paperwork: \_\_\_\_\_

Name of Applicant (Owner): \_\_\_\_\_

Address of GK Property \_\_\_\_\_ Scottsdale, AZ 85251

Lot # \_\_\_\_\_ Phone \_\_\_\_\_ Email Address \_\_\_\_\_

**All requests are required to have the appropriate photos, detailed drawings, and material samples with the initial submission of this application for the committee's review. Please check all appropriate items in the sections below that apply to your submission and provide the required information.**

**Section A**

\_\_\_\_\_ Painting of Residence "Note: If you are repainting your current color we will need a photo for the ASC records"

House Base Color (the body of your house) \_\_\_\_\_

Trim Color 1. \_\_\_\_\_

Trim Color 2. \_\_\_\_\_

\_\_\_\_\_ Painting of block walls/fences must be: Dunn Edwards Pearl White (DEW 328)

Back facing the alley \_\_\_\_\_ Side facing street \_\_\_\_\_

**Section B**

**Projects involving more than repainting of the residence or block walls/fences are required to have the following attachments with initial submission:**

1. Photo(s) of all areas to be changed for the Golden Keys records.
2. Detailed drawing(s) of the front elevation of the proposed improvements. (A straight on view of the proposed building or property changes.)
3. Detailed drawing(s) of the side elevation of the proposed improvements. (The side view of the proposed building or property changes.)
4. If the footprint of the structures (residence, porch, driveway, walkway, outbuilding, block fence, etc.) will be modified, please provide a detailed drawing(s) to show how the changes will impact the footprint.



**Include the following information on all drawing(s) submissions as listed on items 5 thru 7:**

5. All detailed drawing(s) must have your name, address, lot number and date on the attached drawings(s).

6. Dimensions: Height, Length, Width & Depth (Provide a brief description and fully expand on drawings) \_\_\_\_\_

7. Materials & Colors \_\_\_\_\_

\_\_\_\_\_ Addition or Modification to/on the residence (building). Please provide a detailed description of the project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Addition/Modification to/on the property. Please provide a description: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section C**

The Golden Keys Homeowner's Association allows changes to party walls only upon approval from the owner(s) of the adjacent lot(s) sharing the party wall.

1) Party Wall Consent: Street # \_\_\_\_\_ Lot \_\_\_\_\_

\_\_\_\_\_  
Signature Print Name Date

2) Party Wall Consent: Street # \_\_\_\_\_ Lot \_\_\_\_\_

\_\_\_\_\_  
Signature Print Name Date





On Behalf of the Board of Directors Carl Thompson is accepting recommendations from members of our community for the 2017 recipient of the **Golden Keys Community Service Recognition Award.**

Please provide one or two paragraphs detailing why you believe your nominee has earned this Annual Award. Feel free to drop this off in his mail drop at 6322 E Avalon Dr before the next board meeting on February 20th.

---

To: Carl Thompson - 6322 E Avalon Dr

From: \_\_\_\_\_

I am nominating \_\_\_\_\_ for the Golden Keys Community Service Award.

Please tell us why you feel this individual should be acknowledged for this award:





## **2018-19 BUDGET MEETING**

**Who:** Board of Directors and Committee Chairpersons

**When:** Tuesday, February 6, 2018 at 5:00 PM

**What:** Budget process for the Association's 2018-19 fiscal year

**Where:** Clubhouse