

MARK YOUR  
CALENDAR!

## IMPORTANT DATES

Spring is a busy time for your homeowners' association. Please keep the following dates in mind ...

**March 16, 2021:** Next regularly scheduled board meeting,  
7:00 PM – via Zoom

**March 19, 2021:** Absentee ballots no later than 5:00 PM –  
contact Tom Kernen with questions at  
[GKOHOA tom.kernen@yahoo.com](mailto:GKOHOA_tom.kernen@yahoo.com) or 602-619-2700

**March 21, 2021:** Annual Membership Meeting at 3:00 PM – via Zoom  
Note: In person voting will be available at the east entry to the  
pool (62<sup>nd</sup> Place) from 2:30 – 2:55 PM

**March 23, 2021:** Special board meeting for election of officers,  
appointing committee chairpersons, and other matters  
related to the seating of the new board of directors

**March 26-28, 2021:** Neighborhood walkthrough to identify properties  
requiring maintenance – volunteers are needed –  
contact Jenny Scrivner at [gkhoa.jenny.scrivner@gmail.com](mailto:gkhoa.jenny.scrivner@gmail.com) or  
602-920-0837

**April 1, 2021:** Invoices for the 2021-2022 will be distributed. \$700.00  
Payment will be due on May 1, 2021

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### To join the Community Zoom meetings:

Smart Device URL <https://us02web.zoom.us/j/4491589312> Meeting ID 449 158 9312

Landline or Mobile Phone, Dial 602-753-0140 Meeting ID 449 158 9312

# KEY LINES

February 2021

## Inside this issue:

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## Next Board Meeting

**March 16, 2021**

Special Board Mtg

**March 23, 2021**

<https://us02web.zoom.us/j/4491589312>



## In Remembrance

Eugene Seifert

Jan/Avalon

Vici Charles

Jan/Catalina

Coleen Galloway

Oct/Pinchot

*A Golden Keys Homeowner's Association Publication*

<http://www.GoldenKeysScottsdale.org>



## HOA FINANCIAL HEALTH

*This article is Part 2 of a series and will be continued in upcoming issues of the Key Lines*

According to a 2018 report on *azcentral*, there are more than 9000 HOA's in Arizona – AND about half of Valley homeowners live in an HOA community. Buyers and their real estate agents are keenly aware of the importance of a financially sound HOA when they are considering buying a home.

The Kiplinger Retirement Report referenced as a resource I used for this article, encourages home-buyers to visit a community in the day time to assess its overall condition. In addition, the report also advises the buyers to speak to neighbors they encounter, review available newsletters and current financial statements (including budgets).

Golden Keys stands strong in these areas. Neighbors are generally willing to share their experience living here. Based on feedback from our members at the annual membership meeting, during the open forum portion of the board meetings, and casual conversation, the feedback from our home owners is definitely positive.

The Golden Keys' website is actively maintained and provides an excellent source of information to our residents and prospective buyers. Currently, the Key Lines dating back to 2017 are available for review. Financial reports have been included on the web site (within the Key Lines) since January 2019.

Next month's article will discuss 3 specific criteria called out for consideration in the Kiplinger report, and I will explain how Golden Keys measures up to those standards.

*... to be continued next month*

## Service Recognition Award

Board President Carl Thompson has asked members to nominate an individual whom they feel should be recognized for outstanding service to our community. This can be a past board member, committee chairperson, or a committee member you feel is deserving of recognition.



You can submit your nomination to Carl by email ([carljthompson@cox.net](mailto:carljthompson@cox.net)) by hand-delivery to Carl's home (6322 Avalon). Please include 2-3 sentences why you feel your nominee deserves this recognition.

## Things to do around Scottsdale/COVID-19 Protocols are in place - Pam Heckaman

The **Scottsdale Farmers Market** runs from 8am – 1pm on Saturdays thru May at 3806 N Brown.

**Artwalk** – Thursday's 7pm-9pm Old Town galleries.

**Spring training is set for Feb. 27 – Mar. 27.** For updates please go to [cactusleague.com](http://cactusleague.com).

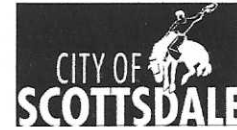
**Scottsdale Arts Festival** is set for March 12-14 At Scottsdale Civic Center. COVID-19 protocols will be in place. Updates are available at [scottsdaleartsfestival.org](http://scottsdaleartsfestival.org).

**Scottsdale Center for the Performing Arts** upcoming events:

Sippin' Series – Vodka Saturday Mar. 13th 7-9 pm

Gil Gil Shaham, violin Saturday, Mar. 20, 2021, 8 p.m.

Burkina Dreams in the Desert Featuring AZ63 – Saturday Mar. 27<sup>th</sup> 2 p.m. - 4 p.m.



For more information on these and more upcoming events, go to: [scottsdaleperformingarts.org](http://scottsdaleperformingarts.org)

[Scottsdaleaz.gov](http://Scottsdaleaz.gov) – Event Calendar and [experiencescottsdale.com](http://experiencescottsdale.com)

**Scottsdale's Museum of the West** – Western Spirit, Scottsdale's only Smithsonian Affiliate museum, celebrates the rich history, cultural heritage and indomitable spirit of the American West. The museum showcases historic cowboy gear, Western fine art, Hopi pottery masterworks, and historic posters starring cowboys of the silver screen. Pro Tip: Don't miss a great photo op at the 3-D painting by artist Douglas Rouse that puts your right in the middle of a cowboy camp!

**Rusty Spur Saloon** – A registered historic landmark, the Rusty Spur is Scottsdale's oldest cowboy saloon. Walk through the swinging doors and enjoy a taste of the Old West!

**Scottsdale Wine Trail** - Old Town Scottsdale is a hotbed for wine tasting rooms, showcasing the offerings of several award-winning Arizona vintners. Spend a sunny Scottsdale afternoon enjoying tasting flights and small bites at LDV Winery, Merkin Vineyards, Aridus Wine Company, Carlson Creek Vineyards and Salvatore Vineyards.

**The housing market in the Valley is a veritable hot spot, ranked number 2 in the nation! This bodes well for sellers, and due to the low interest rates, for buyers as well.**

### Meet Your New Neighbor – Annamarie and Brigid McAlpin at 6286 E Pinchot Ave.

Annamarie McAlpin and her daughter, Brigid, drove here from the Chicago area in Brigid's business van and arrived on Thanksgiving Day, 2020. They will be wintering here and in and out on shorter stays the rest of the year. Brigid lives with her boyfriend of over 25 years Kuochun and their Miniature Schnauzer Margot in a suburb NW of Chicago and Annamarie lives a town to the west with Margot's sister Vivienne. They picked Golden Keys because of the 'mid-century modern with of touch of Mediterranean' feel of the neighborhood and the proximity to Old Town Scottsdale. They are both thrilled that their favorite Chicago pizza, Lou Malnati's is so close by.

Brigid owns the largest estate sale company in Chicagoland and Annamarie works for the company staging homes for sale and pricing the clients' jewelry. Annamarie has a Fashion Merchandising degree from Rosary College. They owned a jewelry and handmade gift store for 11 years and made beaded jewelry for 25 years. The Arizona home is to be a respite from the hectic estate sale business, but Brigid is open to conducting estate sales here and actually has a great one in the works. Brigid has a Finance degree from Marquette University, an MBA from Keller Graduate School of Management and has a corporate accounting and IT background.

Jewelry and interior design are Annamarie and Brigid's primary interests. They have spent a lot of time this winter preparing jewelry for sale for the "caravan" which is presented at the estate sales and look forward to sprucing up the new home.

*-Gloria Keenan & Jenny Scrivner*

## Dining Around the Hood.....

-Allison Weiss



My pick for this month's review is **Buck & Rider at 4225 E. Camelback Rd.** in Arcadia just west of 44th Street. Buck & Rider is part of the LGO Hospitality restaurant group out of California and sister to Chelsea's Kitchen, La Grande Orange Bakery and Ingo's Tasty Foods, all in Arcadia. When I first heard the name of the restaurant I thought it was going to be a steak place since the name implies kind of a rodeo genre to it, but one of the managers there explained that buck and rider is the term used by fisherman when a male and female crab are intertwined together if you know what I mean..... 😊

The ambience at Buck & Rider is great, they have a wonderful outdoor patio and bar as well which is where we have been sitting throughout the pandemic due to their turbo blaster misters and toasty heaters. In fact, you won't feel like you're outdoors at all as far as temperature goes, but will benefit from the flow of fresh air.

Our favorites here are the Blue Crab Cakes and the Loup de Mer entrees although they have a fresh raw bar flown in everyday as well as all of their fish. Our friends love the raw oysters here and my husband always gets their shrimp cocktail which he says is excellent but a little pricey. I end up having their Crispy Brussel Sprout Appetizer almost every time which I tend to do when I like a particular dish at a restaurant. They also have sushi, steaks, salads and overall a variety for everyone on the menu, as well as a happy hour Monday-Friday which is very popular starting at 3pm. Check out their website <https://www.buckandrider.com/> for pricing and details.

### Words of Wisdom

-Janet Stein



Nearly all men can stand adversity, but if you want to test a man's character, give him power".  
- Abraham Lincoln



### REMINDER from the Architectural Standards Committee:

An owner wanting to make changes to the exterior of his/her home, including painting, needs to submit an Application for Design Review to the Architectural Standards Committee (ASC) at least 10 days before an ASC meeting. Contact **Jenny Scrivner at 602-920-0837** or e-mail at

**GKHOA.jenny.scrivner@gmail.com** for an application form.

The ASC will have a ZOOM meeting the 2<sup>nd</sup> Tuesday of every month at 7 pm until further notice, when there are items on the agenda. The next ASC meeting is **Mar 9, 2021** with applications due no later than **Feb 28, 2021**. **ZOOM link.** <https://us02web.zoom.us/j/5766841182>

-Jenny Scrivner, Architectural Standards Committee Chair

**REMINDER: Clubhouse is currently closed— due to the COVID-19**

### Events/Meetings/Social

Bridge Players	Mondays 12:30pm clubhouse – Retta Kelly 480-945-3303
Men's Poker	Wednesday, 12:00 PM Clubhouse
Mahjong	Fridays, 1:30pm Clubhouse Mel Henry 319-329-6577
Poker	Wednesday @ clubhouse Daryl Alseike 480-949-8220
Book Club	Monthly Retta Kelly 480-945-3303
Bunco	Clubhouse 6:00pm Gerri Clontz 928-358-8221 (4th Tuesday of the month)
Men's Lunch/Happy Hour	Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (last Tues in month)
Creative Crafters	Mar 2, 2021 4-pm- Nancy Dallett 480-990-3681 (off July-Aug-Sept)
Arch Stds. Committee	Mar 9, 2021; 7:00 PM Zoom (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
Ladies Who Lunch	Mar 19 2021 Allison Weiss 917-406-2561
HOA Board Meeting	Mar 16, 2021 via ZOOM 3rd Tuesday of each month (not July & August) <a href="https://us02web.zoom.us/j/4491589312">https://us02web.zoom.us/j/4491589312</a>
Special Board Meeting	Mar 23, 2021 7:00 PM Zoom



**The Architectural Standards Committee** will be coordinating the **Spring Neighborhood Walkthrough on the weekend of March 26-28**. We need about 20 volunteers to help share the workload (30-45 minutes per volunteer). Please contact Jenny Scrivner if you can help out.



During this walkthrough we will flag properties that have maintenance issues that warrant attention by the homeowner. We identify maintenance issues with 1) the residence or other structures on the property (visible from street or alley), 2) the alley wall (side facing the alley), and, 3) landscaping. In regard to landscaping, we identify 1) trees or shrubs that grow more than 3 feet into the alley and lower than 15 ft; 2) trees or shrubs that encroach onto a sidewalk less than 7 feet above the sidewalk; and 3) weeds that need to be maintained in a front/side yard or in the alley behind the residence.

Jenny Scrivner, Golden Keys HOA Director/ASC Chair,  
602-920-0837, 6278 E Avalon Dr., Scottsdale, AZ 85251

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

About 20 years ago, our HOA Board worked with the City of Scottsdale and Salt River Project to have additional lighting installed at and around the



entrances to our alleys. These lights are different than the City's streetlights - they are black post lights. Recently, one of our members noticed an alley light was burned out and he took it upon himself to check all these lights and determined that several were not working.



If you see that one of these lights are out, please make note of the exact location and serial number on the side of its post, you can report the problem to the board member responsible for Community Liaison – refer to your community directory or the Key Lines for the name of that contact person.

If you notice that one of the City's streetlights is out, you can fill out an online form at Scottsdale's Service EZ site or call APS (Arizona Public Service) at 602-371-7171.

### BUDGET MEETING REPORT

**BUDGET**

The Board of Directors met on February 2, 2021 to develop the budget for the fiscal year beginning May 1, 2021. The Board agreed to a budget that was formally approved at the February 16, 2021 board meeting. Copies of the approved 2021-2022 Operating Budget and the Reserve Spending Budget are attached to this edition of the Key Lines.

The Board is pleased to announce that the approved budget **will not** require an increase in the \$700 annual assessment to our members.



My wife made me a green hamburger today to celebrate St Patrick's Day. I asked her how she colored it and she said she didn't know what I was talking about.

Why do people wear shamrocks on St. Patrick's Day? Regular rocks are too heavy.

Why do frogs like St. Patrick's Day? Because they're always wearing green.



## RECIPE OF THE MONTH - Fran Nicoletti

Norma Pearson wanted to share her family recipe for all to enjoy!

### Scalloped Potatoes:

- 2 pounds Yukon gold potatoes about 4 cups sliced potatoes
- 3 tablespoons butter divided
- 2 tablespoons minced shallot
- 2 tablespoons flour
- 1/2 cup vegetable or chicken stock
- 3/4 cup half and half
- 1 teaspoon kosher salt
- 1/4 teaspoon pepper
- 1/4 teaspoon nutmeg freshly grated
- 2 sprigs of fresh thyme leaves removed

Every single diet I ever fell off of was because of potatoes and gravy of some sort.  
-Dolly Parton

**Preheat oven to 375 degrees.** Generously butter a 2-quart casserole dish with 1/2 tablespoon butter. Using a mandolin, food processor, or simple knife, thinly slice potatoes into 1/8 inch slices and arrange potatoes in even layers in a buttered casserole dish. Melt 2 tablespoons butter over medium heat. Add in the minced shallot and sauté for about 3 minutes or until the shallots begin to soften. Make sure you don't burn your shallots. Add in flour, whisking well, to form a roux (just a thickened paste). After the roux has cooked for 1 minute, slowly whisk in stock and cream. Season with salt and pepper and grated nutmeg. Add in fresh thyme leaves to the cream sauce. Allow simmering for several minutes until sauce is thickened, whisking constantly. Pour cream sauce over potatoes. Push down lightly to allow the sauce to cover all the potatoes from top to bottom. Cover scalloped potatoes tightly with foil. Bake covered for 45 minutes. Uncover and bake for an additional 25-30 minutes, or until potatoes are tender and browned.

### The Gay Side of Life: I'm not OLD...

Husband and wife are sitting in a restaurant having dinner. The wife says to her husband "I think we're the oldest couple in this restaurant." Husband says "I refuse to think of myself as old. If you think of yourself as old, you start feeling and acting old". Waiter: "Here is your check sir." Husband: "Hey, what about our senior discount?"



## Communications Committee

**Editor** /Tom Kernen GKHOA\_tom.kernen@yahoo.com

**Publishing/Copy Editor** /Sue Kernen skernen@cox.net 602-619-3377

**Clubhouse Reservations** /Mary Jo Kelsey 602-402-5501 mjkat28@yahoo.com

**GK Photographer** /Betsy Spiegel B\_spiegel@msn.com

**Dining Around the Hood** / Allison Weiss 917-406-2561

**Recipe of the Month** /Fran Nicoletti msfran7441@hotmail.com

**Safety, Reminders & Community Tips** /

**Scottsdale News /Bulk Pickup** / Pam Heckaman 2216 gkhoarealestate@gmail.com

**Words of Wisdoms** /Janet Stein offbook3@gmail.com

**Delivery Crew** /Barry Downs 480-945-2557 (Cecily DeRosa, Norma Pearson, Jenny Scrivner, Nancy Gress)

**Landscaping** / Barry Downs 480-532-8450 bdowns@cox.net

**Paint request** / Jenny Scrivner 602-920-0837 c email: GKHOA.jenny.scrivner@gmail.com

**Real Estate** /Pam Heckaman 602-481-2216 gkhoarealestate@gmail.com (Cecily DeRosa-Welcome Neighbors)

# HAPPY BIRTHDAY!

Gandy, LaDeta	3/2
Shay, Neva	3/2
Grant, Floyd William	3/3
Nguyen, Dung	3/7
Keenan, Gloria	3/8
Alseike, Daryl	3/12
Goss, Andrew E.	3/13
Schwietz, Carole	3/14
Strickland, James A	3/15
Hood, Elizabeth A.	3/24
Henry, Mel	3/29

### Riddle:

It's shorter than the rest, but when you're happy, you raise it up like it's the best. What is it?



Answer: A Thumb

If you eat something and no ones sees you eat it, then it has no calories!



**Recipe Corner-** Please share your favorite Recipes!

Please submit recipes to:  
[msfran7441@hotmail.com](mailto:msfran7441@hotmail.com)  
or drop it off at 6310

**E. Pinchot Avenue.**  
Thanks- Fran





## Mahjong

Friday's at 1:30pm  
Clubhouse if open  
Mel Henry  
319-329-6577

## Bunko 4th Tuesday

RSVP please to Gerri  
Clontz 928-358-8221



**Cancelled till the  
clubhouse reopens**

## Bridge Players Retta Kelly

480-945-3303

Monday's at 12:30PM  
Clubhouse if open



**Creative Crafters:**  
Nancy Dallett 480-990-3681  
Ndallett@cox.net  
Sue Kernan 602-619-3377  
skernen@cox.net  
Mar 2, 2021 4-6pm  
6301 E Pinchot Ave.



## Ladies Who Lunch

Allison Weiss  
917-406-2561  
Francine Restaurant  
Mar19, 2021 Noon

## Men's Lunch

for more information contact:  
Bob Will 480-946-4889

Rides available

**Hope to see you in soon!**



## Monthly Scottsdale Brush and Bulk Alleyway Pickup

### March Shredding Event

Thank you— Pam Heckaman

Date: March 13, 2021 Time: 7:00 AM - 10:00 AM  
Location: Walmart parking lot, 15355 N. Northsight Blvd. Scottsdale, AZ  
Cost: \$5.00 per box or paper bag  
Contact: POSA Office, 480-481-0909  
Description: Protect your identity by bringing your personal and/or commercial documents to the Shred It event. \$5 per box.

**Bulk Trash pick-up** is scheduled for the week of Mar 15<sup>th</sup>

-Remember to stay safe, happy, and healthy!



**For sale - adult scooter.** Has rechargeable battery, easy to take apart to put in car trunk, and easily re-assembled.

Asking \$900 - negotiable.

Contact me at 480-947-8769 or [gisaacson@cox.net](mailto:gisaacson@cox.net).

Thanks, Gladys Isaacson, 6213 E. Catalina Dr

## Board Nominations



We are very appreciative for the strong slate of candidates put forth for the 3 board of director positions to be elected at our March 21 annual members' meeting. 4 of the 5 candidates gave a solid presentation of their interest and qualifications to the community at the February 16 board meeting. The candidates were also asked to prepare a written summary of their qualifications – the summaries submitted by 4 of the candidates are attached to this edition of the Key Lines.



## Pool News

-Martha Spruell, Pool Chair

The heaters will be turned on Feb. 26<sup>th</sup> so that the water will be ready for swimmers March 1<sup>st</sup>. Remember that what you bring to the pool – chairs, towels, pool toys, sun lotions etc. – must go home with you. Also, when you sign the log-in sheet, please print/write your first and last name and your lot number. As of today (Feb. 14<sup>th</sup>), the CDC guidelines remain in

## Trivia and Fun Facts: Phoenix—Municipal Stadium

Phoenix Muni is located 8 minutes from Golden Keys. It has a rich history as being the home ball park to AAA baseball teams, a spring training site for the Cactus League, and now the home field for the Arizona State Sun Devils.



Here is a fun fact about the stadium ... did you know that the foul poles and the lighting poles are from the former New York Polo Grounds which was demolished in 1964? It's great to know that some of the rich MLB history from New York lives in the desert!

**GOLDEN KEYS HOMEOWNERS' ASSOCIATION**  
**Treasurer's Cash Summary Report a/o 01/31/2021**

**CASH ASSETS**

Checking	\$ 64,407.01		
Savings	\$ 14,791.04		
Vanguard	\$ 178,515.53		
Vanguard - Settlement Account		\$ 63,527.20	
<u>Surplus Savings</u>			
<u>Reserve Spending</u>			
VG CD - Safra 0.15% 10/15/2021		\$ 18,000.00	
VG CD - Cap 1 BK 2.30% 9/27/22		\$ 50,000.00	
VG CD - Safra 0.15% 12/22/2021		\$ 40,000.00	
Other Current Assets		\$ 6,988.33	
			\$ 178,515.53
<b>Total Cash Assets</b>		<b><u>\$ 257,713.58</u></b>	

<b>INCOME &amp; EXPENSE</b>	<b>01/01/2020 - 01/31/2021</b>	<b>05/1/2020 - 01/31/2021</b>	<b>2020-21 Budget</b>
<b>INCOME</b>			
H/O Assessments	\$ -	\$ 128,800.00	\$ 128,800.00
Uncategorized Income	\$ -	\$ -	
Interest-Savings Acct	\$ 0.13	\$ 1.38	\$ 4.00
Interest-CD		\$ -	
Vanguard Dividend Income	\$ 344.26	\$ 1,684.82	\$ 2,000.00
Transfer Fee - purchasing home	\$ 800.00	\$ 5,200.00	\$ 3,600.00
Return Check Charges	\$ -	\$ 12.00	\$ -
Late Fees	\$ -	\$ 35.00	\$ -
Uncategorized Income	\$ -	\$ 1.65	\$ -
<b>Total Income</b>	<b><u>\$ 1,144.39</u></b>	<b><u>\$ 135,734.85</u></b>	<b><u>\$ 134,404.00</u></b>
<b>OPERATING EXPENSES</b>			
Bank Service Charge	\$ -	\$ 12.00	\$ -
Reconciliation Discrepancy	\$ (0.10)	\$ 0.10	
ADMINISTRATIVE---Expenses	\$ 171.81	\$ 8,788.56	\$ 19,624.00
CLUBHOUSE---Expenses	\$ 9.71	\$ 11,978.09	\$ 5,500.00
LANDSCAPING---Expenses	\$ 2,477.48	\$ 32,370.00	\$ 41,070.00
POOL UPKEEP---Expenses	\$ 1,360.93	\$ 8,025.32	\$ 17,325.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 100.00
UTILITIES---common areas	\$ 1,753.30	\$ 19,143.47	\$ 29,428.00
<b>Total Operating Expenses</b>	<b><u>\$ 5,773.13</u></b>	<b><u>\$ 80,317.54</u></b>	<b><u>\$ 113,047.00</u></b>
		\$ -	
<b>NET FY 2019-20 OPERATING BALANCE</b>	<b><u>\$ (4,628.74)</u></b>	<b><u>\$ 55,417.31</u></b>	<b><u>\$ 21,357.00</u></b>
		\$ -	
<b>TOTAL RESERVE EXPENDITURES</b>	<b><u>\$ -</u></b>	<b><u>\$ 17,927.92</u></b>	



DRAFT - Minutes of the Regular Board of Directors Meeting (Virtual)  
Golden Keys Homeowners Association  
02/16/2021, 7:00 PM; ZOOM Conference Call

**Directors present (via ZOOM):** Barry Downs, Pam Heckaman, Mary Jo Kelsey, Tom Kernen, Jenny Scrivner, Martha Spruell, and Carl Thompson

**Directors absent:** none

In addition, approximately 23 members and guests were in attendance (via ZOOM).

1. **Confirm Agenda:** draft agenda shared by Carl Thompson. The agenda was accepted with no modifications.
2. **Call to order:** The Board Meeting was called to order at 7:10 PM by President, Carl Thompson.
3. **Ratify Previous Board Meeting Minutes and Financial Reports**
  - **Motion** to approve January 19, 2021 Bd Mtg minutes. Seconded; approved unanimously.
  - **Motion** to approve January Financial Reports. Seconded; approved unanimously.
4. **Special Committees:**
  - **Governing Documents:** Barry Downs presented a verbal report.
  - **Nominating Committee:** Chuck Colella presented a verbal report. Five candidates have been identified to date as listed below. Last day for submitting a nomination is MARCH 1, 2021. All candidates present at the meeting gave a brief presentation.
    - Christine Anderson
    - Debbie Dillon
    - Jenny Scrivner
    - Scott Spangler – was not present
    - Laurie Westbrook
5. **Standing Committee Reports:** written reports provided to board members prior to start of meeting.
  - **Architecture** – Written report presented by Jenny Scrivner
  - **Clubhouse** – Written report presented by MJ Kelsey
  - **Community Liaison** – Written report presented by MJ Kelsey
  - **Communications** – Written report presented by Tom Kernen
  - **Finance** – Written report presented by Tom Kernen
  - **Landscaping** – Written report presented by Barry Downs
  - **Pool** – Written report presented by Martha Spruell
  - **Real Estate** – Written report presented by Pam Heckaman
5. **Old Business:**
  - Plans for reopening clubhouse or modifying COVID 19 pool rules: **Motion** to clean clubhouse daily beginning when pool has been heated (March 1) until COVID-19 guidelines are eased or until Dec 1 when heaters are turned off for the winter months. Seconded; approved unanimously.
7. **New Business:**
  - Approval of 2021-22 Budgets:
    - **Motion** to approve 2021-22 operating budget. Seconded, approved unanimously.
    - **Motion** to approve 2021-22 reserve budget. Seconded, approved unanimously.
  - Nominations for Service Appreciation Recognition – Mary Eillen Svoboda and Chuck Colella were nominated during the meeting. Anyone wishing to nominate another member to receive the special appreciation recognition award for the 2020-21 year should submit the name along with a written explanation for why this person deserves to receive this recognition to Carl Thompson no later than March 15. The board will vote anonymously at the March 16 board meeting to determine who will receive this honor.

- Name tellers and judges for 2021 election (2 each) - the following members have agreed to serve as judges and tellers for the 2021 election of directors:
  - Carolyn Cuneo – teller
  - Christi Schroeder – teller (has served in this role previously)
  - John Cuneo – judge
  - Susan Kernen – judge (has served in this role previously)
- **Motion** to hold special Board meeting (ZOOM meeting) at 7pm on Tuesday, March 23, 2021 to handle the following agenda items:
  - elect 2021-22 officers (President, Vice President, Treasurer, Secretary)
  - select members of the Executive Committee
  - appoint committee chairs (ASC, Clubhouse, Landscaping, Pool, Real Estate)
  - appoint Community Liaison
  - appoint signers to two Bank of America and one Vanguard account

Seconded; approved unanimously. This meeting will use the same ZOOM link and meeting ID as used for the monthly board meeting, namely:

Smart Device url: <https://us02web.zoom.us/j/4491589312>

Phone (landline or mobile): 602-753-0140; Meeting ID: 4491589312

#### 8. Open Forum:

- Coyotes and a bobcat have been observed in or close to our neighborhood. Please keep small pets close.
- Parking on the sidewalks is unsafe and not legal. A request was made to put this as a safety tip in a future Key Lines. February Key Lines are ready to go to print so this will be in the March Key Lines per Tom Kernen.

9. **Executive Session:** no executive session required.

#### 10. Adjourn:

- Adjourned meeting at 8:44 PM

Respectfully submitted by Jenny Scrivner, Secretary

**2021- 2022 Operating Budget****Operating Income**

Homeowner Assessment Fees	\$	128,800.00	
Transfer Fee	\$	4,400.00	
<b>Total Operating Income</b>			<b>\$ 133,200.00</b>

**Other Income**

Reserve - interest/Dividend Income			
Total Reserve - Interest/Dividend Income	\$	200.00	
Savings - Interest Income	\$	1.50	
<b>Total Other Income</b>			<b>\$ 201.50</b>

**TOTAL INCOME ALL SOURCES** **\$ 133,401.50**

**OPERATING EXPENSES****Administrative**

Administrative Miscellaneous	\$	100.00	
Administrative Membership	\$	195.00	
Administrative Postage	\$	225.00	
Administrative - Printing			
Administrative - Copy Directory	\$	700.00	
Administrative - Copy Key Lines	\$	1,600.00	
Administrative - Misc Printing	\$	1,000.00	
<b>Total Administrative - Printing</b>			<b>\$ 3,300.00</b>
Administrative - Prof Fees			
Administrative - Tax Returns	\$	200.00	
Administrative - Audit Fees	\$	1,000.00	
Administrative - Legal Fees	\$	5,900.00	
<b>Total Administrative - Prof Fees</b>			<b>\$ 7,100.00</b>
<b>Administrative - Insurance Premium</b>			<b>\$ 3,700.00</b>
Administrative - Supplies			
Administrative - Computer Supplie	\$	375.00	
Administrative - Office Supplie	\$	400.00	
<b>Total Administrative - Supplies</b>			<b>\$ 775.00</b>
<b>Total Administrative - Website</b>			<b>\$ 200.00</b>
<b>Total Social Committee</b>			<b>\$ 1,500.00</b>
Taxes			
AZ State Income Taxes	\$	100.00	
Federal Income Tax	\$	400.00	
Maricopa County Property Tax	\$	8.00	
<b>Total Taxes</b>			<b>\$ 508.00</b>
<b>Total Administrative Expenses</b>			<b>17,603.00</b>

## 2021- 2022 Operating Budget

**Clubhouse**

<b>Clubhouse - Housekeeping</b>		<b>\$ 8,000.00</b>
Clubhouse - Miscellaneous		
Clubhouse - Fire & Safety Maint	\$ 70.00	
Clubhouse - Miscellaneous - Other	\$ 300.00	
<b>Total Clubhouse - Miscellaneous</b>		<b>\$ 370.00</b>
<b>Clubhouse - Pest control</b>		<b>\$ 180.00</b>
Clubhouse Repairs		<b>\$ 1,000.00</b>
Clubhouse - Supplies		<b>\$ 200.00</b>
<b>Total Clubhouse Expenses</b>		<b>\$ 9,750.00</b>

**Landscaping and Groundskeeping**

Landscape - Backflow Prevention		
Landscape - Backflow Repairs	\$ 600.00	
Landscape - Backflow Testing	\$ 400.00	
<b>Total Landscape - Backflow Prevention</b>		<b>\$ 1,000.00</b>
Landscape - Materials		<b>\$ 2,750.00</b>
Landscape - Miscellaneous		<b>\$ 300.00</b>
Landscape - Other work		<b>\$ 2,000.00</b>
Landscape - Tree trimming		<b>\$ 11,000.00</b>
Landscape Repairs (Irrig, etc.)		<b>\$ 7,000.00</b>
Landscaping - Monthly Maint		<b>\$ 22,020.00</b>
<b>Total Landscaping and Groundskeeping Expenses</b>		<b>\$ 46,070.00</b>

**Pool Expenses**

Pool - Chemicals		<b>\$ 1,600.00</b>
Pool - Electrical repair		<b>\$ 750.00</b>
Pool - Miscellaneous		<b>\$ 800.00</b>
Pool - Misc materials		<b>\$ 200.00</b>
Pool - Monthly Maintenance		<b>\$ 3,900.00</b>
Pool - Pumps and Filtration		<b>\$ 1,200.00</b>
Pool - SW Gas		<b>\$ 6,500.00</b>
<b>Total Pool Expenses</b>		<b>\$ 14,950.00</b>

**Real Estate Expenses** **\$ 50.00**

**Utilities Expenses**

Common Area Electric to H/O's	\$ 299.20	
Utilities - City of SCT- Water	\$ 16,000.00	
Utilities - SRP Electric	\$ 11,000.00	
<b>Total Utilities Expenses</b>		<b>\$ 27,299.20</b>

**Total Operating Expenses** **\$ 115,722.20**

February 16, 2021

**2021- 2022 Operating Budget**

**Reserves**

Scheduled Reserve Contribution \$ 17,679.30

**TOTAL OPERATING EXPENSES & RESERVE  
CONTRIBUTION**

**\$ 133,401.50**

February 16, 2021

**2021- 2022 Reserve Spending  
Budget**

**Reserve Expenditures**

**Landscaping - Reserve Expenses**

Landscape - irrigation in Clubhouse area	\$ 5,500.00	
Landscape - repaint selected walls	\$ 5,500.00	
<b>Total Landscaping - Reserve Expenses</b>		<b>\$ 11,000.00</b>

**Pool - Reserve Expenses**

Pool - select furniture repair	\$ 1,000.00	
<b>Total Pool - Reserve Expenses</b>		<b>\$ 1,000.00</b>

**Clubhouse Expenditures**

Window replacement	\$ 15,000.00	
Redecorate interior	\$ 3,000.00	
<b>Total Clubhouse - Reserve Expenses</b>		<b>\$ 18,000.00</b>

<b>Total Reserve Expenditures</b>		<b>\$ 30,000.00</b>
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**Chris Anderson –**

I moved to Golden Keys four years ago in order to downsize from my patio home at 48th and Earll. I feel fortunate to have found another great place in the greater Arcadia neighborhood with livability and a stable HOA.

If I am elected I hope to work with the other board members in maintaining the high standards the board currently has and the community has come to expect. I've lived in the valley since 1981 and have served on two other HOA Boards.

I was also a member of the board of a national professional association. Here at GK I have been a member of the Landscape Committee (not that Barry Downs needs much help!). I enjoy meeting and saying hello to fellow residents on most days as I walk my two little dogs up and down the sidewalks and I hope to continue to do so.

Thank you.

**Golden Keys Homeowners Association**  
**2021 Board of Director Candidate – Qualification/Information Summary**

1. Name	Debbie Dillon
2. Address	6301 E Catalina Dr., #136.
3. How long have you lived in Golden Keys?	1998 (My aunt was one of the early residents and I have been a regular visitor since 1986).
4. Do you have prior volunteer experience with the Golden Keys HOA? Explain.	N/A
5. Do you have prior experience working on an HOA Board? Explain.	I was VP of my HOA in Morris Plains, New Jersey for 2.5 years, 1995-1998 prior to moving to AZ.
6. Do you have prior volunteer experience on other boards or commissions? Explain.	N/A
7. What skills/experience do you have that you feel will be an asset to the Community? Explain.	<p>I bring 39 years of leadership experience to the table. These are a few of the skills I offer to this opportunity.</p> <p>Empathy - I work to understand and see beyond what is communicated particularly in challenging situations.</p> <p>Integrity - A keystone and a given to anyone serving our community in this capacity.</p> <p>Listening - A quality I have <i>learned</i>, strive to practice every day, and hold dear.</p> <p>Accountability - Trust is a key element to this position. I have never strayed from responsibility or blame.</p> <p>Resilience - I have always modeled for my family, friends, and coworkers how to approach matters with positivity and an eye toward solution.</p>
8. From what you know about the HOA, how do you feel you can make a difference?	I value hearing people's concerns, mediating, and arriving at solutions or compromises that I am pleased to share with our community.



**Golden Keys Homeowners Association  
2021 Board of Director Candidate – Qualification/Information Summary**

1. Name	Jenny Scrivner
2. Address	6278 E Avalon Dr.
3. How long have you lived in Golden Keys?	5 years, 1 month
4. Do you have prior volunteer experience with the Golden Keys HOA? Explain.	Served on the Architecture Standards Committee for approximately 3.5 years and as Secretary of the board for one 3-year term
5. Do you have prior experience working on an HOA Board? Explain.	No. (Other than the 3 year term on GK board that I am just about to complete.)
6. Do you have prior volunteer experience on other boards or commissions? Explain.	Volunteered on board for our son's soccer club. Volunteered on various key committees for our church (i.e. building committee, ministerial selection committee)
7. What skills/experience do you have that you feel will be an asset to the Community? Explain.	Have 25 years of experience as an engineer and program manager for ultra large programs. (Space Shuttle, Air Traffic Control, Telecommunications)
8. From what you know about the HOA, how do you feel you can make a difference?	Gathering information and opinions to help make decisions that are best for the community as a whole

Use this space as needed to continue any responses:

During the last 20 years of my professional career, I worked as a program manager for large high-tech systems (Air Traffic Control and telecommunication programs). Program management involves many skills and activities that are relevant to the HOA board responsibilities: determining and clarifying what needs to be accomplished; gathering and evaluating complex information; decision making (identifying and evaluating options and determining when you have enough information to proceed); establishing a plan and coordinating accomplishment of the plan; communication skills (both listening as well as written/verbal sharing of opinions and information); risk assessment/management.

One aspect that I view as important for an effective board is representing the WHOLE community to the extent feasible. Throughout my life, I have frequently found myself in scenarios where I am a 'mediator' where various opinions conflict. I believe decisions are most effective when there is a sincere attempt to understand and evaluate differences of opinion. If elected to serve a second term on the Golden Keys Board I will fulfill my role on the board and will promise to carefully weigh differing opinions when a decision is not straight forward.

**Golden Keys Homeowners Association  
2021 Board of Director Candidate – Qualification/Information Summary**

<b>1. Name</b>	<b>Laurie Westbrook</b>
<b>2. Address</b>	<b>6282 E Pinchot Ave</b>
<b>3. How long have you lived in Golden Keys?</b>	<b>5 years</b>
<b>4. Do you have prior volunteer experience with the Golden Keys HOA? Explain.</b>	<b>No</b>
<b>5. Do you have prior experience working on an HOA Board? Explain.</b>	<b>No</b>
<b>6. Do you have prior volunteer experience on other boards or commissions? Explain.</b>	<b>No</b>
<b>7. What skills/experience do you have that you feel will be an asset to the Community? Explain.</b>	<b>See below</b>
<b>8. From what you know about the HOA, how do you feel you can make a difference?</b>	<b>See below</b>

Use this space as needed to continue any responses:

Thank you for the opportunity to share a little bit about myself.

I am currently employed by State Farm Insurance Co and will celebrate my 30<sup>th</sup> anniversary with the company next year. During my time with State Farm I have been fortunate to hold a number of different positions in offices across the country. I currently manage a team of 15 associates handling auto claims involving injury. I am also a licensed real estate agent with DPR Realty and recently represented a neighbor in the sale of their Golden Keys home. I am a skilled communicator and possess strong organizational and leadership skills.

From a personal perspective I am divorced. I have two adult sons that live in North Carolina and Virginia. I share my home with my cat Noonie.

I look forward to the opportunity to collaborate with my neighbors as a member of the HOA board.

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

**GKHOA Board report: Architectural Standards Committee (ASC)**  
**January 2021**

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

**Applications for changes to the following residences:** All applications shown below were approved unanimously.

- 6210 E Avalon Dr. (application revised and resubmitted post January board meeting)
- 6289 E Catalina Dr.
- 6326 E Avalon Dr.

**Applications that notify the ASC regarding maintenance actions:** no further action required

- 6206 E Avalon Dr. – repaint using colors from the palette

**Other Topics:**

- Neighborhood Assessments:
  - Date for March assessment – Decided on weekend of 3/27/21.
  - Fall Landscaping walkthrough (Oct. 30-Nov. 1): This topic was not covered due to lack of time.
    - Properties with findings: 20 (prior report counted one finding twice – corrected in this report
      - As of 01/05/2021 19 have been fully addressed; one has asked for an extension to end of March (application for hardscaping mods approved at February ASC mtg)
  - Spring 2020 Assessment (4/9-13): Properties with findings: 45 (25 from alley; 20 from street) - This topic was not covered due to lack of time.
    - Landscape related findings: all are resolved
    - Building/structure findings (due 7/30): 12 total, 11 fully resolved as of Oct 31; one has work in progress
- Policies and Practices: topics for discussion
  - Trimming of palm trees – Chuck Colella took an ACTION to provide specific language related to trimming of palm trees that can be used during walkthroughs. As needed, pictures of the types of palms requiring trimming and how to determine if a palm has been trimmed to meet the criteria will be included. Jenny will brief the board at the February board meeting on this topic and propose using the Spring, 2021 Neighborhood assessment as a dry run of this expanded role for future walk-throughs. The new criteria will be reviewed during the March ASC meeting (March 9, 7PM) and will be included in the March Key Lines.
  - Several proposals were made during discussion of version 2.0 of the Policies and Practices document at the October board meeting and during the meetings regarding the new governing documents. The committee recommends putting these on hold and coordinate with any actions that may be required based on new governing documents.
    - Only allow colors from the paint palette (no longer allow repainting same color) – Oct 2020 Bd Mtg
    - Constrain colors of front doors to base or trim color of house – Oct 2020 Bd Mtg

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

- Complete work within 12 months of approval - Gov. docs member comments meeting
- Reminder that applications are due no later than **February 28, 2021** to be on the agenda for the meeting on **March 9, 2021**.

Jenny Scrivner

Architectural Standards Committee Chair

# February 2021 Clubhouse Report

## Clubhouse is closed due to Covid-19

### Repair and Maintenance:

- Furnace filter changed for the month
- Sol Source cleans each Friday.

### Reminders:

- Please check that ALL doors are locked after using the restrooms at the pool.

### Reservations: (No reservations at this time)

#### Questions:

- Please contact Mary Jo Kelsey [mjkat28@yahoo.com](mailto:mjkat28@yahoo.com) or call and leave a message at **602-402-5501**.

### Community Liaison Report:

- Please call the non emergency scottsdale police number to report any tagging or vandalism in or around our neighborhood.  
**480-312-5000**
- **Please pick up after your pets**

Respectfully submitted,  
Mary Jo Kelsey

## **Communications Committee Report – prepared by Tom Kernen**

**February 16, 2021**

**1. Help Wanted:**

- Anyone interested in learning more is invited to contact Tom Kernen at 602-619-2700.

**2. Web Site – Continues to be updated and is operating smoothly.**

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

**February 16, 2021**

- 1) Bank accounts are balanced as of month-ending January 2021.
  - a) Monthly reports distributed to Directors for review.
  - b) All invoices received through February 12 are paid in full.
  - c) Treasurer's Report for January 2021 is attached.
  
- 2) The Budget Meeting for the fiscal year beginning May 1, 2021 was held on February 2. The Board agreed to an Operating Budget and a Reserve Spending Budget which are being submitted to the Board for its approval at the February 16 board meeting. Copies are attached to this report.

Subject to the board's approval of the budget, the annual assessment for fiscal year 2021-2022 will remain unchanged at \$700.00 per member.

February 16, 2021 Landscape Committee Report  
Presented by Barry Downs, Chair

Landscape – AZ Metroscapes:

1. Regular weekly maintenance continues.
2. Citrus trees inside the pool/clubhouse area are being gleaned.
3. Oleanders surrounding the pool have been trimmed.

Committee Activity:

The Landscape Committee will begin working on a plan to address problems with the irrigation system on the inside of the pool/clubhouse area.



## Pool Report for HOA Meeting Feb.16, 2021

The pool heaters will be turned on Feb. 26<sup>th</sup> so that the water temp will be warm enough for the swimmers on March 1<sup>st</sup>. Remember that what you bring to the pool – chairs, towels, pool toys, lotions etc. – must go home with you. Also, when you sign the log-in sheet, please print/write your first and last names and your lot number. CDC guidelines remain in place as of Feb.14.

Martha Spruell

Pool Chair

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF FEBRUARY 16, 2021**

January 20 – February 16 closings:

No homes closed during this past month.

There are currently three homes listed for sale:

6214 E Avalon - closing 02/17/2021

6205 E Pinchot

6249 E Pinchot

**Leased Properties:**

No changes

There are currently 5 leased properties, with one being exempt.

Respectfully Submitted By:

Pam Heckaman