

KEY LINES

March 2021

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Next Board Meeting
April 20, 2021

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



In Remembrance

Victoria Charles
Catalina



A Golden Keys Homeowner's Association Publication
<http://www.GoldenKeysScottsdale.org>



YOUR HOA LEADERSHIP TEAM

An impressive turn-out of 136 members voted for the 3 open positions on the Golden Keys HOA Board of Directors. Congratulations to Jenny Scrivner, Chris Anderson and Debbie Dillon who were elected. A huge thank you to Lauri Westbrook and Scott Spangler for accepting the nomination and while they may not have been elected this year, we appreciate that they will lend their experience and leadership to our standing committees.

The Board held a special meeting on March 23 and made the following appointments:

Officers of the Board:

President:	Jenny Scrivner
Vice President:	Barry Downs
Secretary:	Debbie Dillon
Treasurer:	Tom Kernen

Executive Committee: Barry Downs, Debbie Dillon, and Tom Kernen

Standing Committees:

Architecture (ASC):	Jenny Scrivner
Clubhouse:	Chris Anderson
Communications:	Tom Kernen
Landscape:	Barry Downs
Pool:	Martha Spruell
Real Estate:	Pam Heckman

Community Liaison: Chris Anderson

Architecture Standards Committee Board Liaison: Jenny Scrivner, Pam Heckman, and Martha Spruell

Please support and thank these volunteers and offer to help them if you are able.

The 2021 Community Service Award recognizes **Mary Ellen Svoboda** for her long time service to Golden Keys – most recently as co-chairperson of the Social Committee. Mary Ellen generously shared her time and many talents with Golden Keys and the local community.



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.
COVID-19 PROTOCOLS ARE IN PLACE.

Artwalk – Thursday's 7pm-9pm Old Town galleries.
COVID-19 protocols are in place.



Scottsdale Center for the Performing Arts upcoming events:

Burkina Dreams in the Desert Featuring AZ63 – Saturday Mar. 27th 2 p.m. - 4 p.m.
Broadway Perspectives: A Concert Celebrating Diversity Saturday April 3rd 8 p.m.

Sandra Bernhard Thursday April 8th 7:30 p.m.

Sippin' Series – Stop and Smell the Rose's Saturday April 24th 7 p.m.

For more information on these and more upcoming events, go to: scottsdaleperformingarts.org
Scottsdaleaz.gov – Event Calendar and experiencescottsdale.com

Desert Botanical Garden Spring Plant Sale – March 19th – 28th

We are experiencing the weather that brings the winter visitors to our wonderful city. Enjoy this time and get out and about in our terrific community. Stay safe, healthy and happy!



Words of Wisdom

-Janet Stein

"I like the dreams of the future better than the history of the past."

-Thomas Jefferson

Meet Your New Neighbor – Derrel Brayton and Lisa Shelly at 6301 E Avalon Dr.



Meet Your New Neighbors – Derrel Brayton and Lisa Shelly moved into the Keys last October. They wanted a quiet neighborhood near Derrel's place of work, General Dynamics. They also really liked the architecture and character of the neighborhood. They love being active: biking (road and mountain), skiing, camping, repelling, golf, recreational shooting, etc.

Derrel is retired from serving 20 years in the Air Force. He worked in various engineering capacities like Space Operations, Satellite Control, etc. He left the AF in 2008 and has since worked for a variety of engineering firms (i.e., Boeing, Orbital Sciences) before getting the job he really likes doing, system modelling and system operations at General Dynamics. Derrel has two children from a prior marriage. His daughter lives in Alaska and has two kids. His son lives in Portland.

Lisa grew up close by– was an Arcadia High School Titan and graduate of ASU! She is a CPA, having worked in a variety of roles, currently a senior financial analyst/underwriter for CVS Health. She is also a retired professional dancer and aerial performer from a variety of shows in Las Vegas (Folies Bergere and Moscow State Circus, for example), as well as a former NFL AZ Cardinals Cheerleader. She keeps in shape doing Pilates, aerial yoga and outdoor adventures with Derrel!

-Gloria Keenan & Jenny Scrivner

Dining Around the Hood.....

-Allison Wiess



About 15 minutes north of the hood on Scottsdale Road in Gainey Ranch is a new restaurant called **Lure Fish House** which is a family owned restaurant group out of California offering fresh sustainable seafood. They don't take reservations since it's a hot new restaurant right now and because we have a lot of snowbirds here visiting, it can be quite a wait on the weekend, so I suggest trying it during the week until things die down unless you don't mind waiting. They'll text you when your table is ready, so you can walk around Gainey while you're waiting. Saturday and Sunday lunch is not busy at all and they have some good happy hour specials both days.

We've been there twice and really enjoyed the food both times, plus it's really a great looking place. Our first visit we tried the sand dabs which I've never had before and we were very pleased. They have great clam chowder, red and white, delicious crab cakes and miso sea bass skewers for appetizers, as well as great seafood entrees like trout almondine that we enjoyed the second time we were there. You can also get fish and chips, pasta dishes and brown rice & vegetable bowls with different fish options.

For those of you who are not fish lovers, they do have only a few other items on their menu such as an LHF Grass Feed Burger and they can add chicken to any of their many salads. The food and atmosphere are definitely worth a trip to this new establishment. I highly recommend.....

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 2nd Tuesday of every month at 7 pm until further notice, when there are items on the agenda. The next ASC meeting is **Apr 13, 2021** with applications due no later than **Apr 3, 2021**. **ZOOM link.** <https://us02web.zoom.us/j/4491589312>

-Jenny Scrivner, Architectural Standards Committee Chair

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

Events/Meetings/Social

Bridge Players	Mondays 12:30pm – 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 Fridays	Friday's -Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (every Friday)
Creative Crafters	Apr 6, 2021 4-pm- Nancy Dallett 480-990-3681 (off July-Aug-Sept)
Arch Stds. Committee	Apr 13, 2021; 7:00 PM Zoom (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
Ladies Who Lunch	Apr 16, 2021 Allison Weiss 917-406-2561 (3rd Friday of the month)
HOA Board Meeting	Apr 20, 2021 via ZOOM 3rd Tuesday of each month (not July & August)
	https://us02web.zoom.us/j/4491589312



The Architectural Standards Committee will be coordinating the **Spring Neighborhood Walkthrough on the weekend of March 26-28**. We have 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:



Golden Keys residents enjoy going for walk when the weather permits. Sometimes there are challenges when other residents and their guests park their vehicles up over the sloped curbs, blocking part of the sidewalk. This creates an unnecessary restriction and creates a potential danger for others.

When parking on the street, please keep the wheels of your vehicle off the curb, and if your guests do so, please ask them to repark their car. Thank you for being considerate to your neighbors.

Need a bit of additional motivation? The City of Scottsdale can fine a driver for parking on a sidewalk with fines starting at \$54.70.

Trivia and Fun Facts:

As a baseball fan, there was an Opening Day game played in 1939 that would have been one of the coolest to attend. It was the game where the great Ted Williams made his MLB debut with Boston. By itself, that is a cool fact.

But wait!! There's more!!



The Red Sox were playing the Yankees that day, and Lou Gherig was on the field for his 2123rd consecutive game – he would only play 7 more games in his career. It was the only game in which Williams and Gherig would share the same field. If that wasn't enough, there was a guy in the stands named "Babe" who knew a little about baseball himself.

What is the Easter Bunny real name?

According to some sources, the Easter bunny first arrived in America in the 1700s with German immigrants who settled in Pennsylvania and transported their tradition of an egg-laying hare called "Osterhase" or "Oschter Haws." Their children made nests in which this creature could lay its colored eggs.





RECIPE OF THE MONTH - Fran Nicoletti

Thanks goes to Charlotte Coombs for sharing this wonderful recipe. Please consider sharing your favorite one with us too.

Mix-in-the-Pan Choco-nana Peanut Cake

Cake:

1/3 c. vegetable oil
2 squares semi-sweet chocolate (1 oz. ea.)
3/4 c. water 1/2 c. mashed bananas
1 c. sugar 1 egg
1 1/4 c. flour 1/2 tsp. salt 1/2 tsp. baking soda
1 tsp. vanilla

Glaze:

2 squares semi-sweet chocolate 1/3 c. peanut butter
chopped peanuts, optional

Cake:

Heat oil and chocolate in 8" square pan in 350 oven for about 5 min. (I just melt in the microwave in a cup.) Add rest of ingredients. Beat with fork until smooth and creamy, about 2 minutes. Spread evenly in pan. Bake at 350 for 40 minutes, or until cake tester comes out clean. Cool.

Glaze:

Melt chocolate and peanut butter in microwave and blend until mixture is smooth. Spread evenly over cooled cake. Garnish with chopped peanuts, if desired.

*Man cannot live on bread
alone, he must have peanut
butter.*

- James Garfield

**HAPPY
BIRTHDAY!**

Delgado, Leonard	4/2
Grant, Sally Elzina	4/3
Beucler, Robert D.	4/4
Wernau, Joan	4/6
Smusz, Pamela	4/6
Langley, Marcie	4/7
Kelly, Colleen	4/11
Schubert, Gregory	4/16
Enright, Elizabeth	4/17
Isaacson, Gladys	4/25
Weiss, Mark	4/26

Riddle:

What can you break,
even if you never pick it
up or touch it?



Answer: A Promise

The Gay Side of Life:

When my local barista handed me my change, one coin stood out. "Look at that. You rarely get one of these old wheat pennies nowadays," I said, tapping the sheaf-of-wheat design. I handed her the penny. Turning it over and over in her hand, she said, "You know, I always thought they were made of copper."



You come from
dust, you will
return to dust.
That's why I don't dust.
It could be someone
I know!



Communications Committee

Editor /Tom Kernen GKHOA_tom.kernen@yahoo.com

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

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





Mahjong

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

Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of April 11th.
-Thank you Pam Heckaman



Easter Jokes:

One Easter, a father was teaching his son to drive when out of nowhere a rabbit jumped on the road. Slamming on the breaks, the son said, "I nearly ruined Easter! I almost ran over the Easter Bunny." His father replied, "It's okay son—you missed it by a hare."

I was going to tell you a joke about an egg, but it's not all it's cracked up to be.

What do the Easter Bunny and Michael Jordan have in common?
They're both famous for stuffing baskets

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
At Retta's



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



Ladies Who Lunch
Allison Weiss
917-406-2561
Lure Fish House
Apr 16, 2021 Noon

Men's Lunch
for more information contact:
Bob Will 480-946-4889

Rides available
Every Friday

Hope to see you in soon!



POOL NEWS:



The pool is open!!! Repairs to the leaky equipment took 10 days, but the heaters are on and the water is ready for swimmers.

The CDC guidelines have not yet been revised. I anticipate that the CDC and the AZDHS will revise their guidelines for public and community pools by the end of the school year. However the Board has approved that a limited number of chairs be placed on the kool deck for the swimmers. There will also be disinfectant spray and paper towels to wipe down the chairs before and after use. Stay tuned.

Remember to sign in using both your first and last name and your lot# or address. Please take home what you bring to the pool – pool toys, personal items etc. Enjoy the pool!

-Martha Spruell, Pool Chair

Patio Table and Chairs

\$100.00



Includes table, chairs, cushions, umbrella and stand.

Contact: Marilyn Amor 602-740-3110



HOA FINANCIAL HEALTH



This article is Part 3 of a three-series in the Key Lines

The October 2020 article in the Kiplinger Retirement Report identified 3 key criteria for assessing the financial health of an HOA.

1. Delinquencies: Unpaid assessments can be a big problem in an HOA. In addition to being a red flag to prospective buyers of homes being sold, unpaid assessments could potentially result in higher assessments or special assessments. Golden Keys has been very fortunate that our delinquencies have been well-managed. Over the past few years, assessments have been collected in full within 6 months of their due date. Late fees are assessed to encourage on-time payments.

The Community Associations Institute reports that self-managed associations (like Golden Keys) will experience the most difficulty in an economic downturn. To anticipate and help mitigate difficulties should this occur, the board of directors manages a “Supplemental Savings” account that is equal to \$40,000 (approximately 1/3 of a year’s operating budget).

2. Budgeting and Profit & Loss Reporting: The Kiplinger Report emphasizes the importance of an operating budget and Profit and Loss reporting to identify and track where the association’s cash is going. The board goes through a formal budgeting exercise, in February, for the upcoming fiscal year. Detailed monthly financial reports are distributed to the directors, generally within 7-10 days on the month end.

A Treasurer’s report is prepared monthly that combines the association’s income and expenses (summarized by functional areas) as well as the amount that was budgeted for each area. In addition to being delivered to the directors, this report is published monthly in the Key Lines for the members’ reference.

3. Reserve Spending Plan: An updated Reserve Plan is a key financial tool for a responsible HOA and should be updated every several years. The purpose of the plan is to provide a “roadmap” for known future expenses that are required to maintain the assets of the association – these are different than the monthly operating costs. The Reserve Plan for Golden Keys was last updated in 2018.

The plan projects expenses over the next 30-40 years. Just as important, the plan also identifies the amount of reserve cash that should be available to meet 100% of these costs. Golden Keys has a fully funded Reserve plan, and this amount is also reported monthly to the Board and the association members.

The importance of a Reserve Plan is to manage these expenses from existing resources, and without using special assessments. Prospective home buyers often ask to review the plan and if found lacking, they may be deterred from purchasing a home or use the deficiency to negotiate a lower selling price.

Summary

Based on key points discussed in the Kiplinger article, Golden Keys stands strong when assessing the financial health of the HOA. The volunteer board continues to maintain the assets of the community and manages operating and reserve expenses in a prudent and fiscally responsible manner.

The current real estate market is blazing hot, and prices have been increasing. It is curious to know that at least ½ of the homes sold in Golden Keys in the past year have shown photographs of the common areas of the community = the pool, the entry, the clubhouse. These are points of pride and value.

-Tom Kernen



2021-2022 Annual Assessments

It looks like it will be a beautiful spring and (borrowing from Alfred Lord Tennyson), *a young [person's] fancy turns to ... well, Annual Assessments.*

As is our normal schedule, the invoices for the 2021-2022 annual assessments will begin to be delivered/mailed on April 1. Payment is due May 1, and the late payment date is June 1. Payments received on June 1 or later will be assessed a late fee equal to 10% of the unpaid balance.

The amount of our Annual Assessment will remain at \$700.00 which has not changed from the past few years.

More Easter One liners

1. What do you call the Easter Bunny the day after Easter? Eggshastated
2. What does the Easter Bunny plant next to the green beans in his garden? Jelly beans
3. What do you get if you cross Winnie the Pooh and the Easter Bunny? A honey bunny
4. What proof is there that carrots are good for the eyes? You don't see rabbits wearing eye glasses
5. Where does the Easter Bunny get all of the eggs he hides? He gets them from an eggplant
6. What kind of jewelry does the Easter Bunny wear? 14 carrot gold
7. What happened when the Easter Bunny met the rabbit of his dreams? They lived hoppily ever after
8. How does the Easter Bunny stay fit? Egg-xercise
9. What do you call a rabbit that tells good jokes? A funny bunny
10. Why shouldn't you tell an Easter Egg a joke? Because it might crack up



Happy Easter—April 4th, 2021

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 02/28/2021

CASH ASSETS

Checking	\$ 55,135.75		
Savings	\$ 14,791.15		
Vanguard	\$ 178,513.53		
Vanguard - Settlement Account		\$ (6,472.80)	
<u>Surplus Savings</u>			
VG CD - Safra 0.05% 02/17/2022		\$ 40,000.00	
<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	
VG CD - GoldSach 0.05% 08/23/2121		\$ 30,000.00	
Other Current Assets		\$ 6,986.33	
			\$ 178,513.53
Total Cash Assets		<u>\$ 248,440.43</u>	

	01/01/2021 -	05/1/2020 -	2020-21
INCOME & EXPENSE	02/28/2021	02/28/2021	Budget

INCOME

H/O Assessments	\$ -	\$ 128,800.00	\$ 128,800.00
Uncategorized Income	\$ -	\$ -	
Interest-Savings Acct	\$ 0.11	\$ 1.49	\$ 4.00
Interest-CD		\$ -	
Vanguard Dividend Income	\$ -	\$ 1,684.82	\$ 2,000.00
Transfer Fee - purchasing home	\$ 400.00	\$ 5,600.00	\$ 3,600.00
Return Check Charges	\$ -	\$ 12.00	\$ -
Late Fees	\$ -	\$ 35.00	\$ -
Uncategorized Income	\$ -	\$ 1.65	\$ -
Total Income	<u>\$ 400.11</u>	<u>\$ 136,134.96</u>	<u>\$ 134,404.00</u>

OPERATING EXPENSES

Bank Service Charge	\$ -	\$ 12.00	\$ -
Reconciliation Discrepancy	\$ -	\$ -	
ADMINISTRATIVE---Expenses	\$ 4,461.56	\$ 13,250.12	\$ 19,624.00
CLUBHOUSE---Expenses	\$ -	\$ 11,978.09	\$ 5,500.00
LANDSCAPING---Expenses	\$ 3,495.54	\$ 35,865.54	\$ 41,070.00
POOL UPKEEP---Expenses	\$ 168.20	\$ 8,193.52	\$ 17,325.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 100.00
UTILITIES---common areas	\$ 1,460.96	\$ 20,604.43	\$ 29,428.00
Total Operating Expenses	<u>\$ 9,586.26</u>	<u>\$ 89,903.70</u>	<u>\$ 113,047.00</u>

NET FY 2019-20 OPERATING BALANCE	<u>\$ (9,186.15)</u>	<u>\$ 46,231.26</u>	<u>\$ 21,357.00</u>
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TOTAL RESERVE EXPENDITURES	<u>\$ 485.00</u>	<u>\$ 18,412.92</u>	
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DRAFT - Minutes of the Special Board of Directors Meeting (Virtual)
Golden Keys Homeowners Association
03/23/2021, 7:00 PM; ZOOM Conference Call

Directors present (via ZOOM): Chris Anderson, Debbie Dillon, Barry Downs, Pam Heckaman, Tom Kernen, Jenny Scrivner, and Martha Spruell

Directors absent: none.

In addition, approximately 4 members and guests were in attendance (via ZOOM).

1. **Confirm Agenda:** agenda shared via Zoom.
2. **Call to order:** The Board Meeting was called to order at 7:01 PM by Tom Kernen.
3. **Elect 2021-22 officers –** The officers elected (all via unanimous vote) are:
 - President: Jenny Scrivner
 - Vice President: Barry Downs
 - Treasurer: Tom Kernen
 - Secretary: Debbie Dillon
4. **Select members of the 2021-22 Executive Committee:** (via unanimous vote)
 - The 2021-22 Executive Committee will be composed of Tom Kernen, Barry Downs, and Debbie Dillon
5. **Appoint 2021-22 committee chairs:** (all via unanimous vote)
 - ASC: Jenny Scrivner (Jenny Scrivner, Martha Spruell, and Pam Heckaman will serve as the ASC Board Liaison)
 - Clubhouse: Chris Anderson
 - Communications: Tom Kernen
 - Landscaping: Barry Downs
 - Pool: Martha Spruell
 - Real Estate: Pam Heckaman
6. **Appoint 2021-22 Community Liaison –** Chris Anderson will serve as Community Liaison (via unanimous vote).
7. **Appoint 2021-22 signers to two Bank of America and one Vanguard account:**
 - Bank of America - Motion: The Board approves changing the authorized signers to the 2 Bank of America accounts (Business Advantage Checking ending in 8868 and Business Advantage Savings ending in 6397). The changes are:
 - Retain Thomas Kernen as an authorized signer
 - Remove Carl Thompson as an authorized signer
 - Remove Martha Spruell as an authorized signer
 - Add Jenny Scrivner as an authorized signer
 - Add Barry Downs as an authorized signer
 - Vanguard - Motion: The Board approves changing the authorized signers to the Vanguard corporate brokerage account (ending in 0848). This authorizes the association Treasurer, Thomas Kernen, to complete and execute the Vanguard "Organization Resolution" form to effect these changes. The changes are:
 - Retain Thomas Kernen as an authorized signer
 - Remove Carl Thompson as an authorized signer
 - Remove Martha Spruell as an authorized signer
 - Add Jenny Scrivner as an authorized signer
 - Add Barry Downs as an authorized signer

8. Adjourn: Adjourned meeting at 7:26 PM

Respectfully submitted by Jenny Scrivner, Secretary

DRAFT - Minutes of the Regular Board of Directors Meeting (Virtual)
Golden Keys Homeowners Association
03/16/2021, 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 10 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 7:02 PM by President, Carl Thompson.
3. **Ratify Previous Board Meeting Minutes and Financial Reports**
 - **Motion** to approve February 16, 2021 Bd Mtg minutes. Seconded; approved unanimously.
 - **Motion** to approve February Financial Reports. Seconded; approved unanimously.
4. **Special Committees:**
 - **Governing Documents:** Barry Downs presented a verbal report.
 - **Nominating Committee:** Chuck Colella presented a verbal report.
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 have guidelines remain the same till we receive further information from CDC or AZ Department of Health. Seconded. Motion rejected with vote of 3 yea and 4 nay.
 - **MOTION** to put 6 chairs on patio for use by residents with appropriate signage and cleaning supplies (minimum of 10% alcohol) for residents to use to clean before and after use. Seconded.
 - **MOTION** to go into executive session to discuss attorney counsel regarding COVID guidelines. Seconded. Approved unanimously. (Topic to be discussed during Executive Session item later in the agenda.)
 - **Select recipient of 2020 Service Appreciation Recognition:** Three candidates have been nominated: Barry Downs, Chuck Colella, Mary Ellen Svoboda. Voting by secret ballot of board members (5 points for first choice, 3 points for second choice and 1 vote for 3rd choice) resulting in selection of Mary Svoboda as recipient of Service Appreciation Recognition award for 2020.
 - **Reminder regarding Annual Membership meeting: 3pm, Sunday, March 21 (via ZOOM)**
 - **Reminder regarding special ZOOM Board 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 accounts**
6. **New Business**

- **Proposal regarding painting of common area walls – Barry Downs: MOTION** to accept bid of \$6325 by Metzger’s Painting Professionals for repair and repainting of walls surrounding the clubhouse area. Seconded; approved unanimously.
- **MOTION** to approve Mary Howland to be a member of the Architectural Standards Committee. Seconded; approved unanimously.
- **Modification to ASC Policies and Practices regarding trimming of palms: ACTION** assigned for ASC to come back once they have recommendation that has majority support of the committee.

7. Open Forum:

- Question raised about Scottsdale’s plans to discontinue use of large garbage bins in alleys and distribute small containers for home owners to place at curb. Tom Kernan repeated information provided at an earlier board meeting that this plan does not apply to Golden Keys because our alleys are paved. Noted that paving has been damaged in the two exterior alleys but is deemed good enough for Scottsdale to continue to keep the garbage bins in the alleys.

At approximately 9:00 - Motion to adjourn to executive session to discuss enforcement matters pursuant to A.R.S. 33-1248(A)(3) (Condominiums) and A.R.S. 33-1804(A)(3) Planned Communities. Seconded; approved unanimously.

8. Executive Session: Non board member participants dropped off the ZOOM session at this time.

MOTION to adjourn executive session. Seconded; approved unanimously. Adjourned executive session at 9:24 PM

MOTION to put 6 chairs in pool area for use by residents. Seconded. **MOTION** to amend the first motion to add ‘and cleaning supplies with 10% bleach content for use by residents in cleaning furniture after use’ after ‘6 chairs’. Seconded.

MOTION to amend initial motion to add ‘with appropriate signage indicating users are responsible for cleaning pool furniture’ and ‘Actions to be completed no later than April 1, 2021’. Seconded. Second amendment approved unanimously. First amendment approved unanimously. Initial motion approved with 6 yea and 1 nay votes.

10. Adjourn:

- Adjourned meeting at 9:29 PM

Respectfully submitted by Jenny Scrivner, Secretary

**Golden Keys Homeowner's Association
Annual Membership Meeting Minutes
March 21, 2021 – Virtual meeting via ZOOM**

Review and confirm Agenda – confirmed with three revisions – 1) Tom Kernen will be presenting the Real Estate Report instead of Pam Heckaman; Jenny Scrivner will be presenting the Clubhouse report instead of MJ Kelsey; a new topic will be added regarding the Election.

1. Called to Order at 3:06 PM
2. Notice of Meeting: hand-delivered or mailed to homeowners on February 6, 2021 – Quorum of at least 93 confirmed including members in attendance plus absentee ballots.
3. Introduction of Board Members – Barry Downs, Pam Heckaman, MJ Kelsey, Tom Kernen, Jenny Scrivner, Martha Spruell, Carl Thompson
4. Motion to approve the minutes from the 2020 Annual Meeting, Seconded. Approved unanimously.
5. Motion to approve the financial report for the fiscal year ending April 30, 2020. Seconded. Approved unanimously.
 - a. 2020-2021 Budget Status was presented by Tom Kernen.
6. Announced Appointment of Audit Review Committee Members: Mark Reece, CPA
7. Reports of Officers/Committees Chairperson
 - a. President's Report: Carl Thompson
 - b. Treasurer's Report: Tom Kernen
 - c. Communications Report: Tom Kernen
 - d. Architectural Report: Jenny Scrivner
 - e. Clubhouse Report: Jenny Scrivner presented for Mary Jo Kelsey
 - f. Landscape Report: Barry Downs
 - g. Pool Report: Martha Spruell
 - h. Real Estate Report: Tom Kernen presented for Pam Heckaman
8. Election for 3 directors to fill open positions via secret ballot:
 - a. Nominees (5): Christine Anderson, Debbie Dillon, Jenny Scrivner, Scott Spangler, Laurie Westbrook
 - b. Judges and Tellers:
 - Carolyn Cuneo – teller
 - Christi Schroeder – teller (served in this role previously)
 - John Cuneo – judge
 - Susan Kernen – judge (served on prior nominating committee)

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c. Results: Three nominees receiving the most votes were:

- Chris Anderson
- Debbie Dillon
- Jenny Scrivner

9. Unfinished Business

- a. Update Governing Documents: Barry Downs gave a summary on status of revisions to Governing Documents.
- b. 'Facelift at 57': Barry Downs gave a summary of the status and plans for the improvements to common areas.

10. New Business

- a. Annual Service Recognition Award was presented to Mary Ellen Svoboda

11. Call to the Audience - Individual members were invited to address the membership.

- a. Several members expressed thanks and appreciation for Carl Thompson's leadership as the President over the last 9 years.
- b. Opinion expressed that since most residents are vaccinated or will be soon we should move to have meetings in person.

12. Announcements – no special announcements.

13. Adjourned – 4:47pm

Respectfully submitted by

Jenny Scrivner, Secretary

**Golden Keys Homeowner's Association
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Attendees: 31 total

Board Members in attendance (5):

- Barry Downs
- Tom Kernen
- Jenny Scrivner
- Martha Spruell
- Carl Thompson

Board Members not in attendance (2):

- Pam Heckaman
- Mary Jo Kelsey

Members at large (26):

- Beverly Aldrich
- Chris (JC) Anderson
- Sue Chase
- Chuck Colella
- Carolyn Cuneo (election teller)
- John Cuneo (election judge)
- Nancy Dallett
- Debbie Dillon
- Elizabeth Enright
- Paul Hawes
- Mary Howland
- Gloria Keenan
- Retta Kelly
- Susan Kernen (election judge)
- Carol Lawrence
- Hugh Lawrence
- Chuck McCracken
- Gina McCracken
- Susan Olson
- Judy Pyanowski
- Christie Schroeder (election teller)
- Betsy Spiegel

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- Dan Svoboda
- Laurie Westbrook
- Bob Will
- Beverly Winders

Golden Keys Homeowner's Association
3016 N. 62nd Place, Scottsdale AZ 85251

GKHOA Board report: Architectural Standards Committee (ASC)
March 2021

(Note that there were two ZOOM sessions held back-to-back so we could make it through the entire agenda.)

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

- 6206 E Avalon Dr. - Approved unanimously.
- 6325 E Pinchot Ave. – Decided to place on hold so committee members could view the pavers in natural light prior to making a decision. Will either approve the application via unanimous consent once members have visited this property or schedule a special meeting to take a vote, if needed.

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

- 6234 E Avalon Dr. – repaint using colors from the palette (Cloud White-base; Black-trim)
- 6253 E Catalina Dr. – paint some of the trim Simply White (from paint palette)

Other Topics:

- Neighborhood Assessments:
 - March walkthrough – will be held on weekend of 3/26-38/21.
 - 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 (hardscaping mods were approved at the 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 March 3; one has work in progress
- Policies and Practices: topics for discussion
 - Trimming of palm trees – Chuck Colella provided specific language related to trimming of palm trees for possible addition to ASC Policies and Practices document (attached). The committee voted 2 yea and 2 nay for recommending addition of this to a future update to the document. Jenny will bring this topic to next board meeting.
 - 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
 - Complete work within 12 months of approval - Gov. docs member comments meeting

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- Reminder that applications are due no later than **April 3, 2021** to be on the agenda for the meeting on **April 13, 2021**.

Jenny Scrivner

Architectural Standards Committee Chair

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

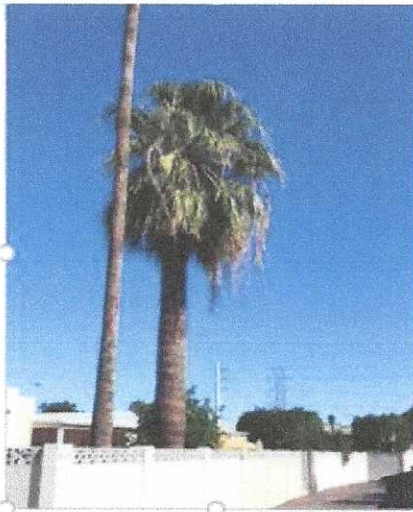
Proposed modification to ASC Policies and Practices Document:

All homeowners with Washingtonia palms (California fan and Mexican fan palms, similar to those at the clubhouse), should trim them annually to avoid seed pods and flowers from shedding debris onto neighbors and common areas. **Trimming should occur from mid-July until mid-August.** NOTE: If trimmed immediately in May or June, they will sprout again by July, requiring another trimming.

Some homeowners also choose to trim them semi-annually, during the winter (e.g., January or February), for an extra-manicured look, which is fine.

Palms that have NOT been trimmed after the flowering season:

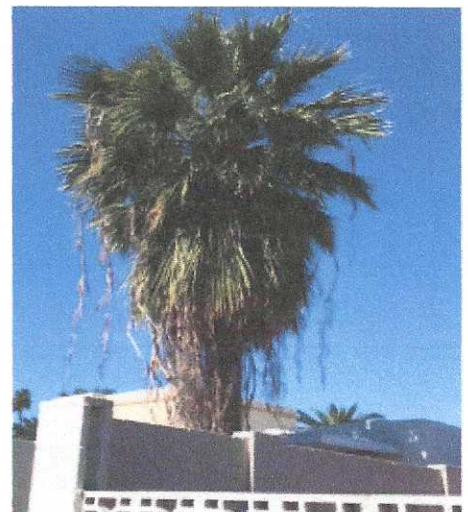
California fan (shorter, stouter trunk)



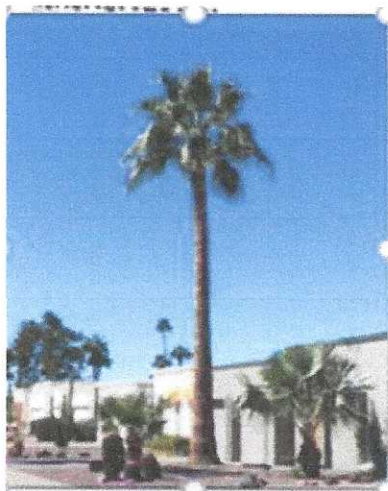
Mexican Fan (taller/thinner trunk)



Overgrown Mexican Fan



Palm trimmed after the preceding flowering season:



March 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 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

March 16, 2021

1. Because of the election of 3 board positions and the special board meeting to elect officers on March 23, the **publishing of the Key Lines will be delayed a week** to allow for the reporting of the results.
2. The Membership package for the Annual Members Meeting on March 21, 2021 is being uploaded to the web site.
3. The Communication Committee is acting on the Board's behalf to manage the return of completed election ballots and the counting of the results.
 - a. There has been a good response to date. Approximately 113 ballots have been returned.
 - b. The judges and tellers will meet on Friday, March 19 to unseal and review the absentee ballots received. Absentee votes will be tallied at that time and results will be held in secret by that team. Counting will resume on March 21, after the in-person ballots are received. Final results will be announced at the annual meeting.
4. **Help Wanted:**
 - Anyone interested in learning more is invited to contact Tom Kernen at 602-619-2700.

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

March 16, 2021

- 1) Bank accounts are balanced as of month-ending February 2021.
 - a) Monthly reports distributed to Directors for review.
 - b) All invoices received through March 15 are paid in full.
 - c) Treasurer's Report for February 2021 is attached.
- 2) Invoices for annual assessments (\$700.00) will be distributed/mailed on April 1, 2021. Payment is due on May 1, 2021. Accounts not paid in full by May 31, 2021 will be considered late and a late payment fee in the amount of 10% of the unpaid balance will be added to the member's account.
 - a) Note to members: The fiscal year for our association begins on May 1. Payments received in advance are appreciated - but will not be deposited until May 1 so they will be reported in the correct reporting period.
- 3) I met with Bank of America small business rep on March 10 to discuss the paperwork and steps necessary to update signers on the bank's accounts after the installation of new officers. The target date for the change is the week of March 29.

The Vanguard account will be similarly updated.
- 4) Jenny Scrivner, Pam Heckaman and I have initiated a project to reorganize the HOA office in the clubhouse over the next few months.

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

Landscape – AZ Metroscapes:

- Olive trees on the center islands have been sprayed to prevent olive growth
- Turf areas with winter grass have been fertilized
- A leak on Island #7 has been repaired

Committee Activity:

A Landscape Committee meeting will be scheduled after the GKHOA Annual Meeting.

Pool Report for GKHOA Meeting on March 16th, 2021

The pool heaters were turned on Feb.25th and turned off Feb. 26th due to leaks in the equipment in the pool house. It took 10 days to make the repairs to the faulty equipment. The heaters were turned on March 8th and the “pool closed” sign was removed from the front gate.

The CDC guidelines have not yet been revised. I anticipate that the CDC guidelines and AZDHS guidelines for public and community pools will be revised by the end of the school year.

Remember to sign in using both your first and last name and your lot# or address. Please take home what you bring to the pool – pool toys , personal items etc.

Residents continue to sign the Covid-19 waiver and receive pool keys. About 125 residents have pool keys.

Martha Spruell

Pool Chair