

KEY LINES

February 2022

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Next Board Meeting
March 15, 2022
Clubhouse
7pm



In Remembrance

Walter Breitkopf
Avalon

Happy
St. Patrick's
Day

March 17, 2022

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



BUDGET and ANNUAL ASSESSMENT NEWS

The income and expenses of our HOA are running very close to budget for the current Fiscal Year, ending April 30, 2022. If the year completes as projected, this is an indication the Board has dealt effectively with managing increased expenses due to the pandemic, inflation, costs driven up by the supply chain issues, etc.

The Board met on February 1 at the clubhouse to discuss both the operating and capital expense budgets for the 2022-23 Fiscal Year (starting May 1). The meeting ended with a consensus agreement for both budgets, which were presented to the Board at the February 15, 2022 meeting – and both were approved.

Members may not be familiar with the difference in the 2 budgets.

The Operating Budget estimates the expected income for the HOA as well as the normal routine expenses (e.g. utilities, supplies, maintenance).

The Capital Expense Budget the cost to repair or replace fixed assets of the Association (e.g., roof repair, repair/replace key equipment, painting or walls, buildings, etc.). These expenses are often identified in the Association's Reserve Study which is updated every few years. Other assets to the Association may be considered a capital expense even if not specifically included in the study.

The outcome of the budgeting process that most interests our members is the answer to the question: "**Will next year's assessment change?**" The Board is pleased to announce that the \$700.00 per year annual assessment will **remain the same** for the new fiscal year. This amount has remained unchanged for several years.

The chairpersons of our committees had much input to the Capital Expense Budget. In addition to scheduling items for repair that are identified in the Reserve Study, several committees have identified projects that their members have recommended for consideration. These items were carried forward in the budget, but much work, justification, and planning must take place before an actual project is approved. As the next fiscal year moves forward, our members can learn more by attending board meetings, reviewing meeting minutes, and reading the Key Lines. Input from the community may be requested by the committees.

The annual assessment invoices will appear in your mailboxes starting April 1, with payment due May 1, 2022. This year, the board has approved an online payment option (Zelle) for members who find this convenient – more about this later.



Tempe Festival of the Arts: March 25-27, 10am - 5:30 pm; free admission; artists; food trucks; entertainment; beer & wine gardens; Mill Avenue, downtown Tempe; <http://Tempefestivalofthearts.com>

Parade del Sol Rodeo: March 10-13, 7:00 pm; check out <http://rodeoscottsdale.com>

Old Town Scottsdale Farmers Market: Saturdays, 8:00 am - 1:00 pm; 3806 Brown Ave.; <http://Arizonacommunityfarmersmarkets.com>

Scottsdale Whiskey Festival: March 5, 3:00 pm - 6:00 pm; Wasted Grain, 7295 E Stetson Dr.; <http://Scottsdalewhiskeyfestival.weebly.com>

Help is Needed with the Key Lines:

We looking for someone to take over the “Things to Do Around Town”, unfortunately Linda Rransley has moved out of the community. Thank you to Linda for stepping up to help us. We have several areas within the Key Lines we could use some help with.

Please contact Sue Kernen if you would like to help:

skernen@cox.net or 602-619-3377

Meet Your New Neighbors – Karen and Mark Sandberg at 6257 E Pinchot Ave



Karen Sandberg had been visiting her father and stepmother in Golden Keys since 2003. Her stepmother passed in 2008 followed by her father in 2011. Karen inherited their home.

She is married to Mark Sandberg. They don't have any children but have 7 nephews and 2 nieces. Two of the nephews went to ASU and are both still living in AZ. Karen was born and grew up in Minnesota and moved just across the border to Wisconsin when she met her husband who was born, and had always lived in, River Falls.

They have a cabin in northern Wisconsin that they share with Mark's brother and his family.

Karen retired from 3M Company in 2021 after 37 1/2 yrs. Mark is still working in WI but hopes to retire soon. They are big time Packer fans and love fishing. Karen travels domestically to California, Nevada, and Colorado quite a bit and Mark is much more of a homebody.

-Gloria Keenan and Jenny Scrivner



Safety, Reminders & Community Tips of the Month:

ARE YOU A TARGET OF A SCAM?

For some reason, I have been seeing a number of recent articles about protecting yourself from scams – so I thought I would discuss scams in this month's column.

Do you think YOU are not likely to be scammed? – this makes you the kind of person the scammers want! Statistics show that people in denial are more likely to be victims. The most likely scam victims are men over the age of 70 – YIKES!

Because of the internet, calling lists, etc., scammers can call or send tens of thousands of calls and emails/text messages each day. They know these numbers are on their side. People are more likely to fall victim to schemes when they are emotional. Those who are lonely, have just lost a loved one or friend, received bad news from a doctor, or any unpleasant event are much more likely to fall victim a scammer.


What to do? Always be on high alert. These folks are expert storytellers, and they know how to push your buttons. If someone asks you to do something like send money or gift cards, or to give out any personal information, it's a sure bet they are not acting in your best interest. No matter how sincere they appear, **HANG UP**. If you are still not sure, talk to a family member, a trusted friend, and even your banker or financial adviser – heck, call the police. Tell them about the conversation and ask their advice. This will give you a cooling off period and help you build the confidence to make the decision that is in your best interest.

The best thing about being over 50?

We did all our stupid stuff before the invention of the internet, so there's no proof!



REMINDER from the Architectural Standards Committee: New time 5PM

 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 meeting in-person the 2nd Tuesday of every month at 5pm until further notice, when there are items on the agenda. The next ASC meeting is **Mar 8, 2022** with applications that were due no later than **Feb 26, 2022**. **Meeting will be held at the Clubhouse starting at 5PM.**

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

Bridge Players	Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303
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
Men's Lunch Fridays	Friday's -Bob Will 480-946-4889 or Dan Svoboda 480-946-5055 (every Friday)
Bunco	Feb 22, Mar 22, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Ladies Who Lunch	Mar18, 2022 Retta Kelly 480-945-3303
Arch Stds. Committee	Mar 8, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
HOA Board Meeting	Mar 15, 2022 Clubhouse, 3rd Tuesday of each month (not July & August)
Creative Crafters	Mar 1, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377 (off Aug-Sept)



The Gay Side of Life:

I loved the dress that I bought at a flea market. It fit perfectly, and the skirt was a swirl of intricate pleats. I wore it confidently to an evening party and glowed when a woman exclaimed, "Oh, how stunning!" Yes, I was grinning from ear to ear, until she added cheerfully, "Hang on to it, honey. Pleats will come back someday."

A customer walked into my clothing shop and asked to see the pants that were advertised in the paper that day. "We don't have an ad in the paper today," I told her. She insisted I was wrong, so I got a copy of the paper, and we went through it, eventually landing on an ad for pants from another local store. Exasperated, the customer glared at me and said, "In my newspaper, the ad was for this store!"



FUN FACTS – Trivia: WINTER and SUMMER OLYMPIC MEDALISTS



Eddie Eagan and Gillis Grafström were the only two athletes to participate in both the Summer and Winter Olympics.

Grafström (Sweden) won an individual gold medal in both the Summer (1920) and Winter Olympics (1924, 1928) – figure skating which was a summer Olympic event in 1920 before moving to the winter games in 1924.

Eagan (USA) remains the only athlete to have managed the feat in different disciplines – bobsled and boxing.

LOOKING AHEAD – Important Dates

- 3/15/2022: Return of HUD and Contact paperwork
- 3/18/2022: Absentee ballots due
- 3/20/2022: Annual Membership Zoom meeting (virtual) and in-person voting
- 3/26-28/2022 The Walkthrough is scheduled
- 4/1/2022: Distribution/mailing of assessment invoices
- 5/1/2022: Assessment payment due



Big "Thank You" to the Social Committee for the wonderful Valentine's Treat Bags. What a fun thing to receive! The Ladies worked hard with the baking of all the delicious treats.

"Thank You "



Thank you to those not on the committee that offered to help out!





RECIPE OF THE MONTH - Fran Nicoletti

This recipe has only two ingredients making it super easy. Enjoy!

Quick Biscuits

2 cups self-rising flour

1 cup heavy whipping cream

I've read hundreds of cookbooks. Most of those cookbooks don't even tell you how to get a steak ready, how to bake biscuits or an apple pie. -Colonel Sanders

In a large bowl, combine the flour and cream.

Turn out onto a lightly floured surface; knead for 5 minutes or until no longer sticky. Roll dough to 1/2-in. thickness. Cut into 2-1/2-in. biscuits.

Place in a large ungreased cast-iron or other ovenproof skillet.

Bake at 450° until golden brown, 8-10 minutes.

TIP: As a substitute for each cup of self-rising flour, place 1-1/2 teaspoons baking powder and 1/2 teaspoon salt in a measuring cup. Add all-purpose flour to measure 1 cup.

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



★HAPPY★
BIRTHDAY!

Gandy, LaDeta	3/2
Nguyen, Dung	3/7
Keenan, Gloria	3/8
Corbo, Rose	3/9
Alseike, Daryl	3/12
Goss, Andrew E.	3/13
Strickland, James A	3/15
Hood, Elizabeth A.	3/24
Henry, Mel	3/29

Riddle: What can go up a chimney down, but can't go down a chimney up?

Answer: Umbrella!



Words of Wisdom

-Janet Stein

"We must be willing to let go of the life we have planned, so as to have the life that is waiting for us."

-E.M. Foster

SPECIAL BOARD of DIRECTORS MEETINGS – open to members/residents

The board of directors will be meeting each Monday until further notice at the clubhouse from 5-6PM.



I burned 2000 calories today. That's the last time I leave brownies in the oven while I take a nap!



Communications Committee

Editor /Tom Kernen GKHOA_tom.kernen@yahoo.com

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

Clubhouse Reservations /Chris Anderson 480-508-6270 chrisanderson213@gmail.com

GK Photographer /Betsy Spiegel B_spiegel@msn.com

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

Safety, Reminders & Community Tips / Tom Kernen 602-619-2700 (Need Help)

Around Town / Need help with this one, any volunteers?

Words of Wisdoms /Janet Stein offbook3@gmail.com

Delivery Crew /Barry Downs 480-945-2557 (Cecily DeRosa, Norma Pearson, Gloria Keenan, 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)





Mahjong

If interested in learning or playing Mahjong please call, text or email : Mel Henry
319-329-6577
melhen2010@gmail.com



Bunco Clubhouse

Feb 22, 6pm

Carolyn Cuneo

please call or email:

602-538-1423

cunecarolyn@yahoo.com



Bridge Players

Retta Kelly

480-945-3303

Monday's at 12:30PM
Clubhouse



Creative Crafters:

Nancy Dallett 480-861-8776

nldallett@gmail.com

Sue Kernan 602-619-3377

skernen@cox.net

Mar 1, 2022 4-6pm

RSVP please to Sue
Clubhouse



Ladies Who Lunch

Retta Kelly

206-499-0249

Mar 18, noon

Lou's at Papago Golf Course



Men's Lunch

for more information contact:

Bob Will 480-946-4889

Rides available

Every Friday

Hope to see you there!

Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of Mar 21 , 2022 area #4.

Reminder: 9 DAY RULE - Residents may place bulk/brush out for collection no sooner than 9 days prior to the Monday of scheduled collections week.

Please put bulk/brush pickup behind your wall, not your neighbors.

Any questions or concerns please call the City of Scottsdale -

Solid Waste 480-312-5600

Thank you Susan Kernan

New to Golden Keys?

A great way to meet your neighbors is to attend a HOA meeting. Offer to help out on a committee, join a club or help out with the Key Lines. All are welcome!



2nd Annual Community Garage sale was a HUGE success!

"Thank you" to Nancy Dallett for organizing the event , Thank you to Jenny Scrivner and Gloria Keenan for posting signs & delivering balloons to the 30 homes that participated, Thank you Tom Kernan for handling all the internet postings, and Thank you to Nancy Strickland and her granddaughter Giselle for setting up a table to sell Girl Scout Cookies! Yummy!!!!

If you would like to get on the list for next year contact:

Nancy Dallett nldallett@gmail.com 480-861-8776



St. Patrick's Day:

What's Irish and stays out all night? : Paddy O' furniture!

What do you get when you cross poison ivy with a four-leaf clover?

A rash of good luck.

Why can't you borrow money from a leprechaun? Because they're always a little short.

Why don't you iron 4-Leaf clovers? Because you don't want to press your luck.

Knock Knock Who's there? Irish! Irish Who? Irish you a happy St. Patrick's Day!

I went out drinking on St Patrick's Day, so I took a bus home...That may not be a big deal to you, but I've never driven a bus before.

Draft Minutes of the Regular Board of Directors meeting
Golden Keys HOA
Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251
February 15, 2022 - 7PM

Directors present: Chris Anderson, Barry Downs, Debbie Dillon, Pam Heckaman, Tom Kernen, Jenny Scriver, and Martha Spruell

Directors absent none.

In addition, one member was in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. There were no modifications.
2. **Call to Order:** The Board meeting was called to order at 7:00 by President, Jenny Scriver.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - **Motion** to approve January 18, 2022, Board Meeting Minutes. Seconded; approved six yes; zero no, one abstains.
 - **Motion** to approve January 2022, Financial Report. Seconded; approved seven yes, zero no.
 - **Motion** to approve January 31, 2022, **Special Board Meeting Minutes**. Seconded; approved seven yes, zero no.
4. **Project Report: N/A**
5. **Standing Committee Reports**
 - a) **Architecture** - Jenny Scriver
 - b) **Clubhouse** - Chris Anderson
 - c) **Community Liaison** - Chris Anderson
 - d) **Communications** - Tom Kernen
 - e) **Finance** - Tom Kernen
 - f) **Landscaping** - Barry Downs
 - g) **Pool** - Martha Spruell
 - h) **Real Estate** - Pam Heckaman
6. **Old Business**
 - a) **Status of Revision to Governing Documents:** the board review of proposed HOA CC&R's (dated August 9, 2021) and By-Laws (dated April 14, 2021). The board is making good progress and we anticipate a further update by the next meeting. - Jenny Scriver
 - b) **Preparation Annual meeting: Key Dates reminder** - Debbie Dillon
 - January 10 - February 18, 2022: Annual Meeting announcement mailed/delivered to members; election. Mail-In election ballots may be included with announcement distribution.
 - February 28, 2022: Last day for member nominations of Board of Director Candidates.

- **March 18, 2022, 5:00 PM:** Deadline for receipt of mail-in ballots.
- **March 20, 2022, 3:00 PM:** Annual Membership Meeting will be held via Zoom. There will be in-person voting available from 2:30 – 2:55 PM at the clubhouse.

- c) HUD/Contact forms have been mailed/delivered to owners on 2-13-22. Please **complete and return forms** to me by **March 15,2022** - Debbie Dillon.
- d) Vote on recognition award to be presented at annual meeting.

7. **New Business**

- **Motion:** Approve the 2022-23 Operating Budget as submitted by the Treasurer. Seconded; **approved** seven yes, zero no.
- **Motion:** Approve the 2022-23 Capital Expenditure Budget as submitted by the Treasurer. Seconded; **approved** seven yes, zero no.
- **Motion** for approval for Community Liaison Chair to work SRP to end the alley electrical service at the conclusion of the 20-year contract effective September 30, 2022. Cessation of the service to be at the lowest (or no) cost possible for the community. Six alley lights are located North of Avalon and six South of Catalina- Chris Anderson. **Motion withdrawn** to allow time for additional research.

8. **Open Forum**

9. **Executive Session: N/A**

10. **Adjourn-** Jenny Scrivner adjourned the meeting at 8:20 PM.

Respectfully submitted by Debbie Dillon, Secretary

GOLDEN KEYS HOMEOWNERS' ASSOCIATION
Treasurer's Cash Summary Report a/o 1/31/2022
Submitted to Board of Directors

CASH ASSETS

Checking	\$	60,921.06	
Savings	\$	44,794.11	
Vanguard	\$	179,948.78	
Vanguard - Settlement Cash Account	\$		40,948.78
<u>Surplus Savings</u>			
VG CD - Safra 0.05% 02/17/2022	\$		40,000.00
<u>Reserve Spending</u>			
VG CD - GoldSach 0.20% 11/10/22	\$		18,000.00
VG CD - Cap 1 BK 2.30% 9/27/22	\$		50,000.00
VG CD - GoldSach 0.20% 03/15/23	\$		31,000.00

Total Cash Assets

\$ 285,663.95

INCOME & EXPENSE

01/01/2022- 05/1/2021 - 2021-22
1/31/2022 1/31/2022 Budget

INCOME

H/O Assessments	\$	-	\$ 128,100.00	\$ 128,800.00
H/O Pre-paid Assessments	\$	-	\$ 1,400.00	
Late Fees	\$	-	\$ 105.00	
Interest-Savings Acct	\$	0.38	\$ 3.09	\$ 1.50
Interest-CD	\$	-	\$ -	
Vanguard Dividend Income	\$	0.20	\$ 811.33	\$ 200.00
Transfer Fee - purchasing home	\$	400.00	\$ 5,600.00	\$ 4,400.00
Uncategorized Income	\$	-	\$ 280.00	\$ -
Total Income	\$	400.58	\$ 136,299.42	\$ 133,401.50

OPERATING EXPENSES

ADMINISTRATIVE---Expenses	\$	4,012.85	\$ 8,016.61	\$ 17,603.00
CLUBHOUSE---Expenses	\$	350.00	\$ 4,106.81	\$ 9,750.00
LANDSCAPING---Expenses	\$	2,809.95	\$ 36,967.47	\$ 46,070.00
POOL UPKEEP---Expenses	\$	594.23	\$ 13,871.46	\$ 14,950.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	1,656.86	\$ 20,652.03	\$ 27,299.20
Total Operating Expenses	\$	9,423.89	\$ 83,614.38	\$ 115,722.20

NET FY 2021-2022 OPERATING BALANCE

\$ (9,023.31) \$ 52,685.04 \$ 17,679.30

TOTAL RESERVE EXPENDITURES

\$ - \$ 3,606.21

**Golden Keys Operating Budget
Fiscal Year 2022 - 2023
Approved February 15 2022**

INCOME

Ordinary Income		
Homeowner Assessment Fees		
<i>H/O Assessment Fees</i>	\$	128,800.00
Total Homeowner Assessment Fees	\$	128,800.00
<i>Transfer Fees</i>	\$	4,400.00
Total Ordinary Income	\$	133,200.00
Other Income		
Reserve - Interest Income	\$	1,246.45
Reserve - Dividend Income	\$	1.25
Savings - Interest Income	\$	4.50
Total Other Income	\$	1,252.20
GROSS INCOME	\$	134,452.20

Golden Keys Operating Budget
Fiscal Year 2022 - 2023
Approved February 15 2022

ORDINARY EXPENSE

Administrative Expenses

Administrative - Miscellaneous	\$	500.00
Administrative - Membership	\$	195.00
Administrative - Postage	\$	250.00
Administrative - Printing		
Administrative - Copy Directory	\$	500.00
Administrative - Copy Key Lines	\$	2,000.00
Administrative - Misc printing	\$	1,200.00
Total Administrative - Printing	\$	3,700.00
Administrative - Prof Fees		
Prepare/Advise Tax Returns	\$	200.00
Administrative - CPA Review	\$	900.00
Administrative - Legal Fees	\$	2,000.00
Total Administrative - Prof Fees	\$	3,100.00
Administrative - Insurance Premium	\$	4,000.00
Administrative - Supplies		
Administrative - Computer Supp	\$	200.00
Administrative - Office Supplies	\$	400.00
Total Administrative - Supplies	\$	600.00
Administrative - Website	\$	100.00
Total Social Committee	\$	1,500.00
Taxes		
AZ State Income Taxes	\$	50.00
Federal Income Taxes	\$	200.00
Maricopa County Property Tax	\$	4.00
Total Taxes	\$	254.00
Adiministrative Expenses - Other		
Total Adiministrative Expenses	\$	14,199.00

Clubhouse

Clubhouse - Housekeeping	\$	4,200.00
Clubhouse - Miscellaneous		
Clubhouse - flags & related	\$	32.00
Clubhouse - Fire & Safety Maint	\$	60.00
Clubhouse - Miscellaneous - Off	\$	300.00
Total Clubhouse - Miscellaneous	\$	392.00
Clubhouse - Repairs	\$	1,000.00
Clubhouse - Pest control	\$	180.00
Clubhouse - Supplies	\$	500.00
Total Clubhouse	\$	6,272.00

Golden Keys Operating Budget

Fiscal Year 2022 - 2023

Approved February 15 2022

Landscaping and Groundskeeping		
Landscape - Backflow Prevention		
Landscape - Backflow Repairs	\$	600.00
Landscape - Backflow Testing	\$	775.00
Total Landscape - Backflow Prevention	\$	1,375.00
Landscape - Materials	\$	4,000.00
Landscape - Overseeding	\$	1,500.00
Landscape - Miscellaneous	\$	300.00
Landscape - Other work	\$	2,000.00
<i>Landscape - Tree trimming</i>	\$	7,000.00
Landscape Repairs (Irrig, etc.)	\$	5,000.00
Landscaping - Monthly Maint	\$	25,200.00
Total Landscaping and Groundskeeping	\$	46,375.00
Pool		
Pool - Chemicals	\$	3,100.00
Pool - Electrical Repair	\$	750.00
Pool - Heaters	\$	350.00
Pool - Miscellaneous	\$	400.00
Pool - Misc Materials	\$	350.00
Pool - Monthly Maintenance	\$	3,900.00
Pool - Motors and Filtration	\$	1,200.00
Pool - SW Gas	\$	8,500.00
Total Pool	\$	18,550.00
Utilities		
<i>Common Area Electric to H/O's</i>	\$	299.20
Utilities - City of SCT- Water	\$	16,000.00
Utilities - SRP Electric	\$	11,200.00
Total Utilities	\$	27,499.20
Real Estate Expense		
Real Estate Expense	\$	50.00
Net Ordinary Expense	\$	112,945.20
Net Ordinary Income	\$	21,507.00
Contribution to Reserves per Study	\$	21,507.00

Golden Keys Capital Expenditure Budget Fiscal Year 2022 - 2023

(Approved Feb 15 2022)

Capital Expenditures

Administrative - Reserve Expenses	
Total Administrative - Reserve Expenses	\$ -
Clubhouse - Reserve Expenses	
Refresh floors, fixtures and misc.	\$ 18,400.00
Paint exteriors - per reserve study	\$ 3,600.00
Total Clubhouse - Reserve Expenses	\$ 22,000.00
Landscaping - Reserve Expenses	
Irrigation upgrade per Reserve Study	\$ 15,790.14
Additional Irrigation Upgrade	\$ 15,000.00
Total Landscaping - Reserve Expenses	\$ 30,790.14
Pool - Reserve Expenses	
Drain pool & replace waterline tile	\$ 8,000.00
Pool Heater per Reserve Study	\$ 3,656.82
Total Pool - Reserve Expenses	\$ 11,656.82
Total Reserve Expenditures	\$ 64,446.96
Scheduled Reserve Contribution	\$ 17,678.00
Scheduled Interest	\$ 3,829.00
Total Scheduled Reserve Contribution	\$ 21,507.00

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

GKHOA Board report: Architectural Standards Committee (ASC) – March 2022

Applications for changes to the following residences:

- 6257 E Catalina Dr. – approved unanimously
- 6254 E Avalon Dr. – approved unanimously

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

- 6222 E Avalon Dr – repaint Wedding Veil White

Other Topics:

- Effective next month the **meeting start time is moved to 5:00pm**
- Neighborhood Assessments:
 - Spring 2022 Walkthrough – **will be held March 25-27**
 - Spring 2021 Walkthrough – properties with findings – 40 (Landscape-13; Building-30) – all complete except 2 building changes.
 - Fall 2020 Landscaping walkthrough (Oct. 30-Nov. 1): Properties with findings: 20 (
 - As of 11/2/21: 19 addressed; one with work targeted to complete 2/10-25/2022.)
 - Spring 2020 Assessment (4/9-13): Properties with findings: 45
 - As of 11/2/21- all resolved except one with work partially complete
- Policies and Practices: topics for discussion
 - 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 – 2020 Gov. docs meeting
- Discussion regarding location of next meeting – meet outside, weather permitting
- Applications are due **February 26, 2022**, for the agenda of the **March 8, 2022**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

February 2022

Clubhouse Committee Report

No homeowner reservations at this time.

Maintenance items to be completed before fiscal year end are air conditioning service and termite inspection by warranty company.

Tom Kernen sold off some old equipment at the yard sale on the 22nd and purchased a new ladder and stools - thank you.

Based on information received from Clubhouse refresh committee a capital budget was submitted for 2022-23 for work on floors, fixtures, paint and misc. work in the amount of \$22,000.

Community Liaison Report

This is a proposed motion for the board's consideration.

Motion for approval for Community Liaison Chair to work with SRP to end the alley electrical service at the conclusion of the 20 year contract effective September 30, 2022. Cessation of the service to be at the lowest (or no) cost possible for the community. Six alley lights are located North of Avalon and six South of Catalina.

Communications Committee Report – prepared by Tom Kernen

February 15, 2022

1. Production of the Key Lines and curation of the web site continue as planned.
2. Social Committee - The Social Committee organized a Sweet Treat Bag delivery to celebrate Valentine's Day – about 50 bags were distributed to members who requested to participate. The bags contained home-baked delights – it was wonderful to see the Committee think outside the box (or bag) and come up with such a warm and personal community-building event. Thank you, ladies – great idea and good job!
3. Worked with Debbie Dillon, Secretary, to help plan the logistics for the preparation and delivery of the HUD and Contact Forms, and also for the voting and annual meeting materials. Additional mailing supplies were ordered to support these projects.

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

February 15, 2022

- 1) Bank accounts are balanced for January 2022.
 - a) Monthly reports distributed to all Directors for review.
 - b) All invoices received through February 13 are paid in full.
- 2) Held the 2022-23 Budget Planning Workshop on February 2. The Operating Capital Expenditure Budgets were agreed to by the Directors and are being submitted to the Board for approval at the February 15, 2022 board meeting.
- 3) Sold several items at the community-wide garage sale, totaling \$119.00. That money, as well as \$50.00 in cash that had been previously received for key replacements were deposited to the checking account. These proceeds were used to purchase updated and a safer ladder and 2 stools to be used at the Clubhouse.

February 15, 2022 Landscape Committee Report
Presented by Barry Downs, Chair

Landscape – AZ Metroscapes:

- All trimming is currently up to date. Major tree trimming will begin in June.
- Weekly landscape service continues every Thursday.
- Fruit trees in the common area will be gleaned this week.

Committee Activity:

One rough estimate for the replacement of the irrigation system in the common area is approximately \$30,000. This estimate includes a watering system for all of the large trees and the creation of a border to protect the common area wall from water damage.

Pool Report for GKHOA Board Meeting Feb.15th, 2022

The heaters will be switched on Feb. 25th. It will take several days for the water temperature to reach 85 degrees. Swimmers, please sign the log-in sheet with your name, lot # or address, and the number of guests. Also, cover the pool chairs and chaises to prevent staining of the vinyl straps from tanning lotions, oils and perspiration.

Martha Spruell

Pool Chair

REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF FEBRUARY 15, 2022

January 19 - February 15 closings:

There were no closings this past month

There are four homes currently in escrow:

6274 E Pinchot - scheduled closing 02/23/2022

6270 E Pinchot - scheduled closing 03/01/2022

6275 E Avalon - scheduled closing 3/16/2022

6317 E Avalon - scheduled closing 3/25/2022

There are no homes listed for sale that are not in escrow.

Leased Properties:

There are currently five leased properties.

Respectfully Submitted By:

Pam Heckaman