

# KEY LINES

March 2022

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**Next Board Meeting**  
**April 19, 2022**  
**Clubhouse**  
**7pm**

## In Remembrance

*Scott Spangler  
Pinchot  
Lew Rogers  
Catalina*



April 17, 2022

A Golden Keys Homeowner's Association Publication

<http://www.GoldenKeysScottsdale.org>



## YOUR HOA LEADERSHIP TEAM

Thank you to everyone who participated in the voting for the 4 director positions. The Board held a special meeting on March 22 and made the following appointments:

### Officers of the Board:

President:	Jenny Scrivner
Vice President:	Chris Anderson
Secretary:	Debbie Dillon
Treasurer:	Tom Kernen

### Executive Committee:

Chris Anderson, Debbie Dillon, Tom Kernen

### Standing Committees:

Architecture (ASC):	Jenny Scrivner
Clubhouse:	Christie Schroeder
Communications:	Tom Kernen
Landscape:	Chris Anderson
Pool:	Paul Hawes
Real Estate:	Pam Heckman

Architecture Standards Committee Board Liaison: Jenny Scrivner, Pam Heckman, and Debbie Dillon

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

## ANNUAL ASSESSMENTS – Now Accepting Zelle Payments

Please look for your annual assessment invoice starting April 1, 2022. Invoices for Members who have a permanent mailing address outside of Golden Keys will be mailed on that date. If your mailing address requirements have changed, or to confirm your information we have on file, please contact Tom Kernen (602-619-2700 or GKHOA\_tom.kernen@yahoo.com).

A new form of payment option is available to members this year. We will accept payment via Zelle which is available through many banks and credit unions. Details will be included with your invoice.

The assessment amount remains \$700.00/year and is due May 1, 2022. Invoices not paid in full as of June 1, 2022 will be charged a late fee of 10% of the unpaid balance.



## THINGS TO DO



Can't think of a "bloom'in" thing to do these days? How about blowing the kids' inheritance by filling up your gas tank and going on a quest to see Arizona's spectacular wildflower displays. Here are just a few ideas:

**Desert Botanical Gardens**, 1201 N. Galvin Parkway, Phoenix

**Boyce Thompson Arboretum**, 60 miles E of Scottsdale on US 60 - <https://btorboretum.org>

**AZ Poppy Fest:** Poppies grow along the sides of U.S. 60, in the median and fill vacant lots in Miami and Globe. The second annual AZ Poppy Fest is April 1-3 with vendors, live entertainment, educational activities and hopefully lots of golden flowers. Find the complete schedule and locations at <https://www.azpoppyfest.com>

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

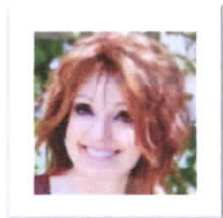


Here is a great checklist for your springtime cleaning:

- ◆ Get rid of expired, unused medication. Store medicines in a cool, dry, dark place
- ◆ Before you start any cleaning, get rid of all clutter. Maintain a clear walkway to navigate
- ◆ Know who to call in an emergency and have your phone programmed accordingly
- ◆ Make sure you have your emergency contact names on your refrigerator
- ◆ Carry a copy of all your medications in your wallet and put a copy on your refrigerator
- ◆ Use cordless cleaning tools and lightweight equipment for household chores
- ◆ Periodically check your smoke detector, fire extinguishers and Emergency Kits
- ◆ Are you enrolled in the City's "Lockbox for Seniors" program?

Call 1-877-229-5042 for more information and to enroll.

## Meet Your New Neighbors – Carol McDowell at 6326 E Pinchot. Ave



Carol McDowell moved into the Keys to be close to her daughter who lives about 5 minutes away on Lafayette St. Initially she thought she had made a mistake because the home she bought needed many changes to make it feel like home to her. Now that she is close to beginning her remodel, she feels optimistic that this will allow her to love this neighborhood as much as her daughter does. Her daughter was the mover and shaker that got her to buy here!

Her career was in pediatric dentistry. Throughout her life she spent most of her energy on her work and the families that she treated – and on raising her own family. When COVID lockdowns closed the office for 4 months and then, when being in the office after COVID was riskier for her (as it is for most of us), she decided to retire and move closer to her daughter.

She also has a son and two grandchildren who live in Minneapolis. Being so far from them will be a hardship but they'll work that out.

-Gloria Keenan and Jenny Scrivner

## GOVERNING DOCUMENTS REVIEW and MEMBER MEETINGS

By now, all members should have received the current proposed Governing Documents package which consists of a cover letter, a summary of changes made to each document, and drafts of the 2 documents (Bylaws and the Declaration – aka CC&R's). A copy of the entire package can be found under the "Governing Documents" tab on the Association website – <http://goldenkeysscottsdale.org> .

These documents are the result of a 2-year effort by the Governing Documents Committee and more recently, the Board of Directors. More than a thousand hours of work has been devoted to updating, clarifying, and improving these important documents that provide guidance to the operation of our Association. The Board of Directors has scheduled 4 Member Meetings to allow homeowners to ask questions and make comments. If anyone cannot attend, the Board will accept written input no later than April 9, 2022:

Written comments hand-delivered to Debbie Dillon, Secretary, 6301 E Catalina Dr.  
Email sent to [GKHOAdocumentreview@gmail.com](mailto:GKHOAdocumentreview@gmail.com)


### The meeting schedule is:

Sunday, March 27 at the clubhouse from 3:00 pm to 5:00 pm (in-person)  
Monday, March 28 from 5:00 pm to 7:00 pm (via Zoom)  
Thursday, April 7 from 6:00 pm to 8:00 pm (via Zoom)  
Saturday, April 9 from 2:00 pm to 4:00 pm (via Zoom)

### Login information for all Zoom meetings:

<https://us02web.zoom.us/j/4491589312> or dial in: 602-753-0140 meeting id: 4491589312

## 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](mailto:GKHOA.jenny.scrivner@gmail.com) for an application form.

The ASC will have a meeting in-person the 2<sup>nd</sup> Tuesday of every month at 5pm until further notice, when there are items on the agenda. The next ASC meeting is **Apr 12, 2022** with applications that were due no later than **Apr 2, 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	Apr 26,2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423
Ladies Who Lunch	Apr 15, 2022 Retta Kelly 480-945-3303
Arch Stds. Committee	Apr 12, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837
<b>HOA Board Meeting</b>	<b>Apr 19, 2022</b> Clubhouse, 3rd Tuesday of each month (not July & August)
Creative Crafters	Apr 5, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377 (off Aug-Sept)

**Events**

## The Gay Side of Life:

A teenager brings her new boyfriend home to meet her parents.

They're appalled by his haircut, tattoos and piercings.

The boy leaves and the girl's mom remarks, "Dear, he doesn't seem to be a very nice boy."

\*"Oh, come on Mom! If he wasn't nice, would he be doing 300 hours of community service?"\*



## FUN FACTS – Trivia:



March Madness is well underway and I'm pretty certain everyone's bracket has already been blown.

According to the NCAA, the chances of having a perfect bracket are 1 in 9,223,372,036,854,775,808 (9 quintillion) if you guess or flip a coin. For those who know a bit more about basketball your chances increase to 1 in 120.2 billion.

Teams like this year's mighty St. Peter's College Peacocks (of New Jersey) are key reasons the perfect bracket remains unattainable. Back in 2019, a fellow in Columbus, Ohio correctly picked the first 49 games. It was the first time a verified bracket had ever remained perfect through the Sweet Sixteen

## SERVICE RECOGNITION AWARDS



Every year, the Board recognizes a member for their past service to the Community. The award recipient's name earns a place on the Service Recognition Plaque which is on display in the clubhouse – their name is added to a long list of valued members who have been deservedly recognized in the past – all have contributed to the wonderful history of Golden Keys!

This year's Service Recognition Award was presented at the Annual Meeting to **Carl Thompson** who has served Golden Keys for many years. Carl served on the Board for more than 8 years. He was President of the Board for 7 + years and had served as chairperson of the Architectural Standards Committee. He led major initiatives for the community – the updating of the Governing Documents as well as kicking off the Facelift at 55 project to upgrade common areas that were beginning to show their age.

Carl, thank you for your past service and your counsel to the Board going forward. You are a well-deserved recipient of this recognition.

### BUT WAIT, THERE'S MORE ...

The Board also wants to recognize the Governing Documents Committee (GDC) for their 2+ years of work updating, rewriting, and organizing the Golden Keys By-Laws and Declaration (CC&R's). The Board also presented this recognition award to the GDC at the Annual Meeting in appreciation for their huge effort on this important project.

The GDC Committee members are: **Carl Thompson, Barry Downs, Bob Will, Nancy Dallett, Mike Sheridan, and Chuck Colella**. The work invested in Golden Keys by these members has been invaluable and the Board has recognized their contributions with special plaque which will also be on display in the clubhouse. The Community owes these individuals our sincerest appreciation for their dedication to Golden Keys.



## RECIPE OF THE MONTH - Fran Nicoletti

Bev Aldrich shared another great recipe. Give it a try. It's very good. Thank you, Bev.

### Cherry Bundt Cake

3Eggs  
 3/4cup sour cream  
 1/3cup Musselman's Unsweetened Apple Sauce  
 1/3cup vegetable oil  
 1tsp. vanilla extract  
 1box (15.25 oz) vanilla cake mix  
 1pkg (3.4 oz) instant vanilla pudding mix  
 1/2cup warm water  
 1can (21 oz) Premium Cherry Fruit Filling (Lucky Leaf)

"If Life is a Bowl of  
 Cherries, What Am I  
 Doing in the Pits?"  
 ~ Erma Bombeck

### Frosting

4oz cream cheese, softened  
 1/2Tbsp. salted butter, softened  
 1/2tsp. vanilla extract  
 1cup powdered sugar

**PREP:** Preheat oven to 350 degrees F. Grease bundt pan and set aside.

**CAKE BATTER:** In a large bowl combine the eggs, sour cream, apple sauce, oil & vanilla, mix until smooth. Add cake mix, pudding mix & water, mix until combined. Spread half of the batter into the greased pan. Spread batter on the sides and middle of the pan creating a slight valley.

**CHERRY FRUIT FILLING:** Spoon the cherry fruit filling onto the batter, careful to not touch the sides of the pan. Top with remainder of the batter. Bake for 45-50 minutes. Cool for 15 minutes and invert onto a plate, cool completely

**FROSTING:** Combine cream cheese, butter & vanilla, gradually beat in powdered sugar until smooth. Frost the cake and enjoy!

★HAPPY★  
 BIRTHDAY!

Grant, Sally Elzina	4/2
Delgado, Leonard	4/2
Beucler, Robert D.	4/4
Wernau, Joan	4/6
Smusz, Pamela	4/6
Langley, Marcie	4/7
Kelly, Colleen	4/11
Canzian, Eileen	4/12
Enright, Elizabeth	4/17

**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

### Words of Wisdom

-Janet Stein



"It is not so much as how much we have, but rather how much we enjoy that makes happiness." Martha Washington

**Riddle:** What did Summer say to Spring?



to Fall!  
 Answer: Help I am going

### 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.



### Communications Committee

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

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

**Clubhouse Reservations** /Christie Schroeder 602-228-4590 cks0@cox.net

**Pool**/ Paul Hawes 480-206-5902 PSHawes@g.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, Jenny Scrivner, Gloria Keenan)

**Landscaping**/ Chris Anderson 480-508-6270 chrissyanderson213@gmail.com

**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)

Finally!  
 My winter fat  
 is gone...  
 now I have  
 spring rolls.





## Mahjong

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



## Bunco Clubhouse

Apr 26 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 Kern 602-619-3377**

skernen@cox.net

Apr 5, 2022 4-6pm

RSVP please to Sue  
Clubhouse



## Ladies Who Lunch

Retta Kelly

206-499-0249

Apr 15, 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

## Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of **April 18, 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 Kernen

## 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!



## Pool News

Replacing the heater that could not be repaired after two unsuccessful attempts is on the agenda for the March HOA meeting. Board decided on a service provider, the work has been completed. It will not take long for the pool temp to reach 85 degrees with 2 heaters working. Thankfully, the weather forecast is for temperatures in the 80's this next week and lows in the 50's. Help is on the way!

Please sign the log-in sheet with your name, lot# or address, time in, and the # of guests.

Continue to place towels on the pool furniture to prevent staining of the vinyl straps.

-Martha Spruell

Paul Hawes will be taking over the Pool Committee



## Easter One-Liners:

What kind of jewelry does the Easter Bunny wear? 14 Carrot Gold

Where does Valentine's Day come after Easter? In the dictionary

What happened to the Easter Bunny when he misbehaved at school?

He was eggspelled!

Why shouldn't you tell an Easter egg a joke? It might crack up!

How many Easter eggs can you put in an empty basket?

Only one—after that it's not empty anymore!

Why did the Easter egg hide? Because he was a little chicken.



**Draft Minutes of the Regular Board of Directors meeting**  
Golden Keys HOA  
Clubhouse 3016 N 62<sup>nd</sup> 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, four members were 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 PM by President, Jenny Scriver.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
  - o **Motion** to approve February 15, 2022, Board Meeting Minutes. Seconded; approved seven yes; zero no.
  - o **Motion** to approve February 2022, Financial Report. Seconded; approved seven yes, zero no.
  - o **Motion** to approve February 14, 28 and March 7, **Special Board Meeting Minutes.** Seconded; **Motion** was amended to add **2022** to the Special Board Meeting dates. Seconded; approved seven yes, zero no.
4. **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
5. **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). Draft of 2022 Declaration of Covenants, Conditions, Reservations and Restrictions and 2022 By-Laws were sent/distributed to the Members for review. There are four meetings scheduled to receive feedback from members. - Jenny Scriver
  - b) **Preparation Annual meeting:** Key Dates reminder - Debbie Dillon
    - **March 18, 2022, 5:00 PM:** Deadline for receipt of mail-in ballots.
    - **March 20, 2022, 3: PM:** Annual Membership Meeting will be held via Zoom. (<https://us02web.zoom.us/j/4491589312>) or for dial in only, call 602-753-

0140 and enter meeting id: 4491589312. There will be in-person voting available from 2:30 - 2:55 PM at the clubhouse.

- **March 22, 2022, 7:00 PM:** Special Board Meeting at the clubhouse - Elect 2022-23 officers (President, Vice President, Treasurer, Secretary). Select members of the Executive Committee, etc.

c) HUD/Contact forms are due today, March 15, 2022. Please **complete and return forms** to me - Debbie Dillon.

#### **6. New Business**

- **Motion by Martha Spruell:** Approve the bid of \$3,741.65 from Gilbert Pool Services to install a new pool heater and remove and haul away the old heater. Seconded; approved seven yes; zero no.

#### **7. Open Forum**

- a) It was noted this is the final meeting for Martha Spruell and Barry Downs as Directors for which we thanked them for their many years of service on the Board.

#### **7. Executive Session: N/A**

8. **Adjourn** - Jenny Scrivner adjourned the meeting at 8:01 PM. Respectfully submitted by Debbie Dillon, Secretary



Minutes of the Special Board of Directors Meeting  
Golden Keys Homeowners Association  
Clubhouse 3016 N 62<sup>nd</sup> Place, Scottsdale, AZ 85251  
03/22/2022, 7:00 PM.

**Directors present:** Chris Anderson, Debbie Dillon, Paul Hawes, Tom Kernen, Christie Schroeder, and Jenny Scrivner.

**Directors absent:** Pam Heckaman.

In addition, one member was in attendance.

**1. Confirm Agenda:** Agenda was approved with a modification to add Finance to the committee chairs.

**2. Call to order:** The Board Meeting was called to order at 7:03 PM by Jenny Scrivner.

- **Reason Special Meeting was Necessitated:** Due to the timing of the 2022 Annual Members Meeting (March 20, 2022) occurring after the regular board meeting (March 15, 2022) a Special Board Meeting is needed to ensure there is minimal timeframe where no officers and committee chairs have been named.

**3. Elect 2022-23 officers:**

- President: Jenny Scrivner
- Vice President: Chris Anderson
- Treasurer: Tom Kernen
- Secretary: Debbie Dillon
- **Motion to appoint officers.** Seconded. Approved by vote of six yes, zero no, zero abstain and one absent.

**4. Select members of the 2021-22 Executive Committee:**

- The 2022-23 Executive Committee will be composed of Chris Anderson, Debbie Dillon, and Tom Kernen. **Motion to appoint** Executive Committee. Seconded. Approved by vote of six yes, zero no, zero abstain and one absent.

**5. Appoint 2022-23 committee chairs:**

- ASC: Jenny Scrivner (Jenny Scrivner, Pam Heckaman and Debbie Dillon will serve as the ASC Board Liaison)
- Clubhouse: Christie Schröder
- Communications: Tom Kernen
- Finance: Tom Kernen
- Landscaping: Chris Anderson
- Pool: Paul Hawes
- Real Estate: Pam Heckaman
- **Motion to appoint** committee chairs. Seconded. Approved by vote of six yes, zero no, zero abstain and one absent.

**6. Appoint 2022-23 Community Liaison – Chris Anderson** will serve a Community Liaison. **Motion to appoint.** Seconded. Approved by vote of six yes, zero no, zero abstain and one absent.

**7. Appoint 2022-23 signers to two Bank of America and one Vanguard account:**

- **Motion:** Change the authorized individuals to act or sign on behalf of the Association's two Bank of America Accounts (Business Advantage Relationship ending in 8868; Business Relationship Savings ending in 6397). The signers approved by the Board are Thomas Kernen (Treasurer),

Jenny Scrivner (President), and Debra Dillon (Secretary). Only one signature is required to act or sign on behalf of the Association. Mr. Barry Downs is no longer authorized as a signer on these accounts. Seconded. Approved by vote of six yes, zero no, zero abstain and one absent.

- **Motion:** Change the authorized individuals to act or sign on behalf of the Association's one Vanguard Brokerage Account, ending in 0848. The signers approved by the Board are Thomas Kernen (Treasurer), Jenny Scrivner (President), and Debra Dillon (Secretary). Only one signature is required to act or sign on behalf of the Association. Mr. Barry Downs is no longer authorized as a signer on this account. Seconded. Approved by vote of six yes, zero no, zero abstain and one absent.

**8. Orientation of new Board members – Jenny Scrivner**

**9. Adjourn:** Adjourned meeting at 8:13 PM

Respectfully submitted by Debbie Dillon, Secretary

**Golden Keys Homeowner's Association**  
**Annual Membership Meeting Minutes, March 20, 2022 – 3PM**

Virtual Meeting via ZOOM video/audio Conferencing Tool

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

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

**Review and confirm Agenda** – Agenda confirmed with no modifications.

1. Called to Order at 3:00PM
2. Notice of Meeting: hand-delivered or mailed to homeowners on February 18, 2022 - Quorum of at least 134 confirmed including members in attendance plus absentee and in-person ballots.
3. Introduction of Board Members – Chris Anderson, Debbie Dillon, Barry Downs, Tom Kernen, Jenny Scrivner, Martha Spruell. Pam Heckaman was absent.
4. Motion to approve the minutes from the 2021 Annual Meeting, Seconded. All meeting attendees voted to approve and all but four of the returned absentee /in person ballots voted to approve and those four voted nays.
5. Motion to approve the financial reports for the fiscal year ending April 30, 2021, Seconded. Approved unanimously
  - a. Tom Kernen presented 2021-2022 Budget Status.
6. Reports of Officers/Committees Chairperson
  - a. President's Report: Jenny Scrivner
  - b. Treasurer's Report: Tom Kernen
  - c. Communications Report: Tom Kernen
  - d. Architectural Report: Jenny Scrivner
  - e. Clubhouse Repot: Chris Anderson
  - f. Landscape Report: Barry Downs
  - g. Pool Report: Martha Spruell
  - h. Real Estate Report: Tom Kernen presented for Pam Heckaman
7. Election for four directors to fill open positions via secret ballot:
  - a. Nominees (4): Paul Hawes, Pam Heckaman, Tom Kernen, Christine Schroeder
  - b. Judges and Tellers:
    - i. Carolyn Cuneo – teller (served in this role previously)
    - ii. Nancy Dallett – judge (served in this role previously)
    - iii. John Cuneo – judge (served in this role previously)
    - iv. Betsy Speigel – teller (served on prior nominating committee)
  - c. Results: New Directors were:
    - i. Paul Hawes,
    - ii. Pam Heckaman
    - iii. Tom Kernen *2*
    - iv. Christine Schroeder
  - d. Warm congratulations and appreciation to Martha Spruell and Barry Downs who are stepping down from the Board after many years of service. Thank you!
8. Unfinished Business:
  - a. Update of Revision to Governing Documents - Jenny Scrivner gave a summary on status of revisions. Draft Declarations and By-laws documents have been distributed to all members for review. Four meetings (3- 27,3-28,4-7 & 4-9-22) have been scheduled for member feedback. The goal is for final documents to be shared with members for a vote by May 7, 2022.
9. New Business:
  - a. Annual Recognition Award was presented to Carl Thompson – Tom Kernen

- b. Special Recognition Award was presented to the Governing Documents Committee members who convened from May 2019 through October 2021: Chuck Colella, Nancy Dallett, Barry Downs, Mike Sheridan, Carl Thompson, Bob Will – Tom Kernen
10. Call to the Audience
    - a. Individual members voiced their appreciation to the Board and for the community.
  11. Announcements: Call for contributors to Key Lines and volunteers with Spring 2022 Landscape Walkthrough (March 24 -27th).
  12. Adjourned at 4:23PM
- Respectfully submitted by Debbie Dillon, Secretary

**GOLDEN KEYS HOMEOWNERS' ASSOCIATION**  
**Treasurer's Cash Summary Report a/o 2/28/2022**  
Submitted to Board of Directors

**CASH ASSETS**

Checking	\$	44,591.12	
Savings	\$	44,794.83	
Vanguard	\$	179,958.92	
Vanguard - Settlement Cash Account	\$		40,958.92
<u>Surplus Savings</u>			\$ -
<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
VG CD - GoldSach 0.75% 01/19/2024	\$		40,000.00

**Total Cash Assets** \$ 269,344.87

**INCOME & EXPENSE**

**02/01/2022- 05/1/2021 - 2021-22**  
**2/28/2022 2/28/2022 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	\$	0.34	\$ 3.43	\$ 1.50
Interest-CD	\$	-	\$ -	
Vanguard Dividend Income	\$	20.09	\$ 831.42	\$ 200.00
Transfer Fee - purchasing home	\$	-	\$ 5,600.00	\$ 4,400.00
Uncategorized Income	\$	169.50	\$ 449.50	\$ -
<b>Total Income</b>	<b>\$</b>	<b>189.93</b>	<b>\$ 136,489.35</b>	<b>\$ 133,401.50</b>

**OPERATING EXPENSES**

ADMINISTRATIVE---Expenses	\$	1,485.35	\$ 9,501.96	\$ 17,603.00
CLUBHOUSE---Expenses	\$	581.41	\$ 4,688.22	\$ 9,750.00
LANDSCAPING---Expenses	\$	3,832.89	\$ 40,800.36	\$ 46,070.00
POOL UPKEEP---Expenses	\$	325.00	\$ 14,196.46	\$ 14,950.00
REAL ESTATE---Expenses	\$	-	\$ -	\$ 50.00
UTILITIES---common areas	\$	1,530.90	\$ 22,182.93	\$ 27,299.20
<b>Total Operating Expenses</b>	<b>\$</b>	<b>7,755.55</b>	<b>\$ 91,369.93</b>	<b>\$ 115,722.20</b>

**NET FY 2021-2022 OPERATING BALANCE** \$ (7,565.62) \$ 45,119.42 \$ 17,679.30

**TOTAL RESERVE EXPENDITURES** \$ - \$ 3,606.21

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

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

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

- 6270 E Pinchot Ave. – approved (3 approve, 2 absent)
- 6302 E Catalina Dr. - approved (3 approve, 2 absent)

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

- None

**Other Topics:**

- Neighborhood Assessments:
  - Spring 2022 Walkthrough – **will be held March 25-27 – STILL NEED VOLUNTEERS.** Please contact Jenny Scrivner, 602-920-0837
  - Spring 2021 Walkthrough – properties with findings – 40 – all complete except 3 building changes.
  - Fall 2020 Landscaping walkthrough (Oct. 30-Nov. 1): Properties with findings: 20
    - As of 2/26/22: 19 addressed; one with work targeted to complete 3/07/2022.
  - Spring 2020 Assessment (4/9-13): Properties with findings: 45
    - As of 02/26/22 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
    - Satellite Dish/Antennae related rules
    - Trash and recycling receptacle rules
    - Duct work/AC related rules
    - Specific noise hours per City of Scottsdale building code
- Applications are due **April 2, 2022**, for the agenda of the **April 12, 2022**, meeting.
- Mary Howland will be resigning for personal reasons from the ASC effective 3/22/22.

Jenny Scrivner, Architectural Standards Committee Chair

March 2022

Clubhouse Committee Report

March 2022

There are no homeowner reservations at this time.

Termite inspection is scheduled Monday, March <sup>21</sup>14. This is under warranty. To be scheduled in the next week or two is the roof inspection - also under warranty. Also, in the works is the a/c service prior to the end of the fiscal year. The service will have a charge.

Community Liaison Report

The failed motion from February elicited two phone call to me from residents living on Catalina. I will be continuing to work on obtaining more information from SRP and developing some kind of survey or inquiry to get more input from residents.

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

**March 15, 2022**

1. Production of the Key Lines and curation of the web site continue as planned.
2. Supported the Board's project to copy the most current draft of the Declaration and By-Laws documents for membership review. Prepared envelopes for each member that contained the Board's letter to the members plus the 2 draft documents.
3. Barry Downs and the delivery team took on the big task of delivering the envelopes to those who receive their mail in Golden Keys - sending a big "THANK YOU" to the delivery team. FYI – the team saved our community more than \$300.00 in postage for just this one project. When they deliver the Key Lines, the savings is nearly \$200 each month. It is amazing to realize that our hand-deliveries save the Association more than \$3000.00 each year.



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

**March 15, 2022**

- 1) Bank accounts are balanced for February 2022.
  - a) Monthly reports distributed to all Directors for review.
  - b) All invoices received through March 13 are paid in full.
- 2) A couple of HOA members pointed out some potential areas in the association's current insurance policies that should be reviewed. Discussed the policies with our insurance agency and they are analyzing our requirements and obtaining bids from alternative carriers. Anticipating that I will have a recommendation to present to the Board in April.
- 3) Will prepare invoices for distribution/ mailing on April 1. The March Key Lines will contain an article announcing this as well as an explanation that payment can now be made using Zelle.

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

Landscape – AZ Metroscapes:

- All turf areas have been fertilized.
- Weeds in the common area have been treated.
- Winter grass on the center islands is still lush and green. Winter grass will begin to die back when temperatures exceed 90 degrees for several weeks running.

March 15<sup>th</sup>, 2022 Pool Report for GKHOA Board Meeting

I had the pool house roof cleaned off when I had my own roof cleaned. The roofer found holes in the foam roof caused by the palm fronds that drop when the trees are trimmed every June. The roofer repaired the holes and the areas that were flaking on March 10<sup>th</sup>. The roof needs to be cleaned of debris right after the palms are trimmed. I will relay that information to the next pool chair.

One of the pool heaters has died. Two attempts to repair the heater were unsuccessful and the heater needs to be replaced. This is on tonight's agenda in the "new business" section of the meeting. I posted information about the plans to replace the heater on the bulletin board and in the log-in notebook for the swimmers.

Martha Spruell

Pool Chair

**REAL ESTATE COMMITTEE REPORT FOR BOARD MEETING OF MARCH 15, 2022**

February 16 - March 15 closings:

There were three closings this past month:

6274 E Pinchot - Mike and Jacquelin Lanning

6270 E Pinchot - David and Suzanne DeBrock

6275 E Avalon - Ross and Kimberly Young

There is one home currently in escrow:

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