



KEY LINES



November 2022

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

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Next Board Meeting
Dec 20, 2022
Clubhouse
5pm



In Remembrance

Paul Mykulak
Avalon



Happy
Thanksgiving

November 24, 2022

DECEMBER 18 – SPECIAL MEMBERS' MEETING



Golden Keys Homeowners Association Notice of Special Meeting of Membership

December 18, 2022 3:00 P.M.

Clubhouse - 3016 N. 62nd Place

Purpose of meeting: Discussion of Amended and Restated Declaration (CC&Rs)

As of Monday (11/14/22), we have received 136 consent forms (approximately two thirds of the lot owners). This total was announced by the Secretary of the Board, Debra Dillon, at Tuesday's board meeting (11/15/22). No additional specifics have been shared with the board (or anyone, for that matter). At this Special Member Meeting on **December 18** the Board would like to:

Reinforce why it is so important to return a consent form.

Answer questions you may have about the Declaration.

Provide correct information about the Declaration.

Provide up to date status of the consent form total count.

We understand there continues to be questions based on conflicting information provided by some members to the community. We would like to have an open discussion about your questions and concerns. Every decision should be based on accurate information.

The consent process is different from a regular vote. There is no deadline for submission and the process continues until 67% of the members consent or conversely it becomes clear that that percentage is not reached. It is important for you to know that the consent process, by law, allows you to change your mind and submit a revised consent form at any point during the process.

Please attend whether you have submitted a form or are undecided. Please make sure your voice is heard by attending this meeting!



HOLIDAY THINGS to DO

Scottsdazzle: The City of Scottsdale celebrates the holidays in style with this popular annual event. Scottsdazzle is a month-long holiday celebration that officially kicks off with a tree-lighting ceremony on Black Friday. The city's unique Christmas tree, imported from Italy, is decorated with more than one million customizable lighting options and glows nightly on the Soleri Bridge. Check out specific event, dates. Parking information at <https://scottsdazzle.com/>

Las Noches de las Luminarias: The elegant grounds of the Desert Botanical Gardens glow with candlelight during this famous winter event. See more than 8,000 flickering luminaria bags, creating an otherworldly spectacle that draws sell-out crowds. Musicians perform throughout the evening (including strolling mariachis), and light refreshments are served. Hungry guests can purchase gourmet bites or reserve a table at the garden's restaurant. <https://dbg.org/events/las-nhes-de-las-luminarias-2/2022-12-01/>

Holiday Lights at the Railroad Park: McCormick-Stillman Railroad Park offers one of the season's most enchanting and family-friendly holiday events. The annual McCormick-Stillman Railroad Holiday Lights event features train rides through a wonderland of holiday lights and displays. <https://www.therailroadpark.com/holidaylights/>



Zen Quotes: "Let us rise up and be thankful, for if we didn't learn a lot today, at least we learned a little, and if we didn't learn a little, at least we didn't get sick, and if we got sick, at least we didn't die; so, let us all be thankful." - Gautama Buddha

Neighborhood Block Watch Several Pinchot Neighbors are discussing the formation of a Neighborhood watch due to the recent incident, where a strange man was seen peeping into a neighbors back patio door. Several Captains and Co-captains are a must for each street in Golden Keys in order to move forward. A pre-organizational meeting will be held (date to be announced) for interested Golden Key residents.

If you are interested in serving as a captain or co-captain or being involved in the neighborhood watch please contact:

Fran Nicoletti

516-972-2419 msfran7441@hotmail.com



Safety Tips: Caregivers



Many of our neighbors are caregivers for family members, neighbors, or friends. Regardless of your level of commitment, you must be self-aware and take care of yourself. This is so important so you can continue your work and stay mentally and physically healthy. Here are some suggestions:

Accept help from others. Don't think that you are the only one who can do your work. Let a friend or relative help by giving you a break once in a while.

Stay socially connected. While it can be difficult to keep social appointments with friends and family in the face of medical caretaking, it is important to maintain social connections to feel less isolated and prevent burnout.

Realizing that you're not alone and that others are going through similar experiences nurtures your ability to be self-compassionate. Hospitals and local organizations often offer caregiver support groups for family and caregivers.

Make eating well and getting quality sleep priorities. It's easy to forget about your own meals and needs when trying to help others. Maintaining adequate sleep and nutrition are key to preventing caregiver burnout. Missing meals can lead to irritability and fatigue, so it is important to eat regularly scheduled meals throughout the day.

REMINDER from the Architectural Standards Committee: 5PM at the Clubhouse

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 hold meetings at **5PM at the clubhouse** on the 2nd Tuesday of every month (whenever there are applications on the agenda). Applications are due no later than **Dec 3, 2022** to be on the agenda for the meeting on **Dec 13, 2022**.

-Jenny Scrivner, Architectural Standards Committee Chair

Events/Meetings/Social

Bridge Players	Mondays 12:30pm – Clubhouse Retta Kelly 480-945-3303	
Poker	Wednesday @ clubhouse Bruce Cross – 602-920-6003 bcross42@cox.net	
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	Nov 22, 2022 Clubhouse 6:00pm (4th Tuesday) Carolyn Cuneo 602-538-1423	
Ladies Who Lunch	Dec 16, 2022 Noon Retta Kelly 480-945-3303	
Arch Stds. Committee	Dec 13, 2022 5:00 PM Clubhouse (2nd Tuesday of the Month) Jenny Scrivner 602-920-0837	
HOA Members Meeting	Dec 18, 2022 3pm Clubhouse	
HOA Board Meeting	Dec 20, 2022 Clubhouse, 5:00pm 3rd Tuesday of each month (not July & August)	
Creative Crafters	Dec 6, 2022 4-6pm Nancy Dallett 480-861-8776 Sue Kernan 602-619-3377	

The Gay Side of Life:

I used to think that the brain was the most wonderful organ in my body. Then I realized who was telling me this. – Emo Phillips

A man walks into a pharmacy. "I'm looking for some acetylsalicylic acid," he tells the druggist. "You mean aspirin" "Thank you! I can never remember that word."

An elderly gentleman, well dressed, nicely groomed, and rather handsome, walks into an up-scale cocktail lounge. He sits down next to an elegant woman of a certain age and orders a drink. Turning toward her, he says, "so tell me, do I come here often?"



When your memory goes, forget it

Two women, old friends who hadn't seen each other in ages, happened to meet on the street. After chatting for a while, one of them said, "This is embarrassing, and I hope you won't think I'm rude, but my memory is spotty these days. I know a hundred things about you, but for some reason I'm blanking on your name." Her friend paused in thought for a long moment and said, "How soon do you need to know?"

Trivia and Fun Facts - Black Friday Fun Facts

We all know Black Friday as the biggest shopping day of the year – or is it? Super Saturday is the Saturday before Christmas, and it is quickly becoming the bigger shopping day.

The focus on the Friday after Thanksgiving as the start of the Christmas season actually started in 1924 following the Macy's Thanksgiving Day parade.

Philadelphia cops coined the Black Friday name in the early 1960s. They were frustrated with the bad weather, congested shopping, 12-hour workdays, and horrible traffic after an annual Army-Navy football game the day after Thanksgiving.

I hope you are not reading this at breakfast, but did you know that Black Friday is a great day (?) for plumbers? Think of all of the clogged drains after the Thanksgiving feasts ...



12% of shoppers claim to be drunk or under the influence during Black Friday shopping.

The top selling item on Black Friday in 2021 was Crest Whitestrips – I just don't know how to process that but it leaves me smiling.

Since 2006 17 people have died and 125 people have been injured in the U.S. on Black Friday. National Geographic noted that there's a 3.7 million chance of being killed by a shark. Your chance of being injured or dying on Black Friday is greater than your chance of being attacked by a shark. Best wishes for a wonderful holiday season ...

BOARD of DIRECTORS Budget Workshop



The Board of Directors will meet Monday, **February 6th, 2023**, in a workshop to prepare the 2023-24 budget at the clubhouse.

Riddle: What can you hold in your right hand that you can't hold in your left hand?



Answer Your left hand!



RECIPE OF THE MONTH - Fran Nicoletti

Nutella Cake

- 4 large eggs,
- 1 ½ cups Nutella
- ½ cup flour

Preheat the oven to 350 degrees and spray an 8" springform pan with baking spray.

In a stand mixer, using the paddle attachment add the eggs (with a whisk attachment) on medium speed for 2-3 minutes.

Microwave Nutella for a few seconds to loosen it up and add in while beating the eggs until fluffy and incorporated, for 1 minute.

Add in the flour gently with a spatula until just combined.

Pour batter into springform pan and spread evenly.

Bake for 35-40 minutes, until a toothpick comes out clean.

Top with whipped cream or frosting (optional)

Recipe Corner-

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



Happiness is having Nutella every night before you go to bed!

HAPPY BIRTHDAY!

Sinadinos, James	12/1
Schweitzer, John P	12/2
Martin, Andrew T	12/2
Mudie, Patrice	12/5
Dern, Darell J	12/8
de Gennaro, Genevieve	12/10
Kelly, Retta	12/13
Ray, Denise	12/14
Weiss, Allison	12/14
Kernen, Susan	12/14
LaDeaux, Christen Pearson	12/15
Healy, Kenneth E.	12/15
McCracken, Chuck	12/17
Barnes, Lori	12/17
Ferguson-Sinadinos, Gale	12/21
Alseike, David	12/21
Johnson, Randall C.	12/24
Young, Brenda L.	12/25
Laytos, Kirsten	12/26
Miller, Richard	12/28
Hollenback, Drake	12/30

A big **Thank you** to the Social Committee for organizing the Halloween Party! Thank you to all of you who helped with set up and take down after the party. Everyone seemed to enjoy themselves. Looking forward to seeing you at Golden Keys next social! Thank you



The next social will be in January 2023!

Some people want it to happen, some wish it would happen, others make it happen!



Michael Jordan

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

Humorist / Dan Svoboda 480-946-5055

Pool / Paul Hawes 480-206-5902 PSHawes@q.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? Tom Kernen

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 gkhoaarealestate@gmail.com (Cecily DeRosa-Welcome Neighbors)





Bunco Clubhouse
 Nov 22, 6pm
 Next date is
 Jan 24, 2023, 6pm
 Clubhouse
 Carolyn Cuneo
 please call or email:
 602-538-1423
 cuneocarolyn@yahoo.com

Monthly Scottsdale Brush and Bulk Alleyway Pickup

Bulk trash pick-up is scheduled for the week of **Nov 28, 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, Sue Kernen

Bridge Players
 Retta Kelly
 480-945-3303
 Monday's at
 12:30PM
 Clubhouse





Reminder
 Political signs must be removed
 by 11/24/2022




Creative Crafters:
 Nancy Dallett 480-861-8776
 nldallett@gmail.com
 Sue Kernen 602-619-3377
 skernen@cox.net
 Dec 6, 2022 4-6pm
 RSVP please to Nancy

Pool & Clubhouse News:

 
 Swimmers are enjoying the heated pool – please note, the heaters will be turned off for 3 months starting November 30, 2022.
 On December 1, the main electric panel in the clubhouse and the electric service in the pool house will be replaced.


Ladies Who Lunch
 Retta Kelly
 206-499-0249
 Dec 16, 11:30am
 AZ88


Landscaping Walkthrough



We're proud of Golden Keys and are always pleased when visitors to the area (whether friends or realtors with prospective buyers) praise the appearance of our homes and common areas. To maintain our reputation as an attractive place to live, your Architectural Standards Committee does periodic "walk abouts" to identify properties which may not conform to our Deed Restrictions. Each year the Fall Landscaping Walkthrough focusses on landscaping maintenance only. The 2022 walkthrough was completed the weekend of November 4-6, 2022. A big thanks to the 20 volunteers who helped out. Each team of two volunteers was assigned one side of a street or one alley so each volunteer contributed about a half hour to make quick work of the walkthrough. There were 24 findings - a slightly lower amount than prior Fall Landscaping Walkthroughs. Also, most of the findings were for very minor landscaping maintenance concerns. Please keep up the good work of keeping our community attractive.



Men's Lunch
 for more information contact:
 Bob Will 480-946-4889
 Rides available
 Every Friday
 Hope to see you there!


 Today we were just grateful for everything!

DRAFT – Golden Keys HOA Regular Board Meeting Minutes

Clubhouse 3016 N 62nd Place, Scottsdale, AZ 85251

November 15, 2022 – 5PM

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

Directors absent none. In addition, five members were in attendance

1. **Confirm Agenda:** draft agenda shared by Debbie Dillon. Modification was made to reorder the Landscaping report to follow Community Liaison going forward.
2. **Call to Order:** The Board meeting was called to order at 5:05 PM by President, Jenny Scrivner.
3. **Ratify Previous Board Meeting Minutes and Financial Reports:**
 - o **Motion** to approve October 18, 2022, Board Meeting Minutes. Seconded; **approved**, seven yes, zero no, zero abstain.
 - o **Motion** to approve October 2022, Financial Report. Seconded; **approved**, six yes, zero no, one abstains.
 - o **Motion** to approve October 24, 2022, **Special Board Meeting Minutes**. Seconded; **approved**, seven yes, zero no, zero abstain.
4. **Standing Committee Reports**
 - a) **Architecture** - Jenny Scrivner
 - Fall walkthrough (landscaping only) was completed November 6, 2022. Thank you to the twenty volunteers!
 - b) **Clubhouse** - Christie Schroeder
 - The bathrooms were backed up due to intrusion of oleanders in the sewer lines adjacent to the pool. A plumber cleared the backup. This issue is being explored for resolution.
 - Thank you to the Social Committee who hosted a wonderful and festive Halloween event!
 - c) **Community Liaison** - Chris Anderson
 - d) **Landscaping** - Chris Anderson
 - e) **Communications** - Tom Kernen
 - f) **Finance** - Tom Kernen
 - Directors will hold a Budget Planning Meeting on February 6th @ 5PM at the Clubhouse. It is an open meeting and is noted in Keylines.
 - The CPA review went well. AZ state tax was \$50.00, no federal tax.
 - g) **Pool** - Paul Hawes
 - The heater will be off in December and warm again the first week in March. Also note the dates of closing in the Keylines for upcoming repairs.
 - h) **Real Estate** - Pam Heckaman
5. **Old Business**
 - a) **Status of Consent Form return/tally** – Debbie Dillon
 - Weekly counting meetings are at the Clubhouse on Mondays. One judge and One teller approved and counted the signed consent forms on 10-24, 10-31, 11-7 and 11-14, 2022 to date. There have been 136 forms returned to date.

6. **New Business**

a). 2023 Annual Meeting - Jenny Scrivner

- The date of the annual meeting was confirmed to be 3:00 PM, March 19, 2023 at the clubhouse.
- There are no terms for Directors ending in 2023 so there will not be an election.

7. **Open Forum**

- Fran Nicoletti *enthusiastically* introduced the well thought out suggestion to form Neighborhood Watch for Golden Keys which was well received. She has been speaking with a supportive police representative and is developing more details to share. Let all try our best to participate and support the community. Thank you, Fran, for your efforts and passion!

8. **Executive Session:**

- **Motion:** Move to Executive Session: Seconded; **approved**, seven yes, zero no, zero abstain.
- Discussion of Association enforcement matters pursuant to A.R.S 33-1804(A)(3) Planned Communities
- Discussion of legal advice regarding enforcement matters pursuant to A.R.S. 331804(A)(1) Planned Communities.
- **Motion** to adjourn Executive session at 7:19 PM

9. **Open session resumed**

- Mr. Hawes was absent for personal reasons when the open session resumed.
- **Motion:** Hold a Member Meeting on December 18, 2022, 3 PM at the Clubhouse to discuss matters related to certification of the **2022 Amended and Restated Declaration of Covenants, Conditions and Restrictions**. Seconded, **approved**, six yes, zero no, zero abstain one absent.

10. **Adjourn** - Jenny Scrivener adjourned the meeting at 7:20 PM

Respectfully submitted by Debbie Dillon, Secretary.

Treasurer's Cash Summary Report a/o 10/31/2022

Submitted to Board of Directors

CASH ASSETS

Checking	\$	46,135.83		
Savings	\$	62,269.29		
Vanguard	\$	199,551.96		
Vanguard - Settlement Cash Account	\$		551.96	
<u>Surplus Savings</u>				
VG CD - GoldSach 2.25% 04/15/2024	\$		41,000.00	
<u>Reserve Savings</u>				
VG CD - GoldSach 0.20% 11/10/22	\$		18,000.00	
VG CD - GoldSach 0.20% 03/15/23	\$		31,000.00	
VG CD - GoldSach 0.75% 01/19/2024	\$		40,000.00	
VG CD - BMOHarris 3.15% 06/17/25	\$		18,000.00	
VG CD - Discover Bank 4.4% 10/10825	\$		51,000.00	
Total Cash Assets	\$	307,957.08		

INCOME & EXPENSE

	10/01/2022- 10/31/2022	05/1/2021 - 10/31/2022	2022-23 Budget
INCOME			
H/O Assessments	\$ 350.00	\$ 112,140.00	\$ 128,800.00
H/O Assessment Prepaid 2022-23	\$ -	\$ 700.00	\$ -
Late Fees	\$ -	\$ 81.50	\$ -
Interest-Savings Acct	\$ 0.53	\$ 3.02	\$ 4.50
Reserve -CD Interest	\$ 509.11	\$ 1,434.98	\$ 1,246.45
Vanguard Dividend Income	\$ 39.66	\$ 39.66	\$ 1.25
Transfer Fee - purchasing home	\$ -	\$ 1,200.00	\$ 4,400.00
Uncategorized Income	\$ -	\$ 63.80	\$ -
Total Income	\$ 899.30	\$ 115,662.96	\$ 134,452.20
OPERATING EXPENSES			
ADMINISTRATIVE---Expenses	\$ 5,507.15	\$ 11,104.67	\$ 14,199.00
CLUBHOUSE---Expenses	\$ 551.73	\$ 8,280.64	\$ 6,272.00
LANDSCAPING---Expenses	\$ 2,672.50	\$ 26,090.86	\$ 46,375.00
POOL UPKEEP---Expenses	\$ 153.74	\$ 14,983.78	\$ 18,550.00
REAL ESTATE---Expenses	\$ -	\$ -	\$ 50.00
UTILITIES---common areas	\$ 2,213.95	\$ 14,081.78	\$ 27,499.20
Total Operating Expenses	\$11,099.07	\$ 74,541.73	\$ 112,945.20
		\$ -	
NET FY 2022-2023 OPERATING BALANCE	\$ (10,199.77)	\$ 41,121.23	\$ 21,507.00
		\$ -	
TOTAL RESERVE EXPENDITURES	\$ -	\$ -	

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

Board Report/Minutes Architectural Standards Committee (ASC) Meeting
Clubhouse: 5:00 PM, Nov 8, 2022

Attendees: Debbie Dillon, Pam Heckaman, Jenny Scrivner, and Martha Spruell – no members of the community attended the entire meeting. Retta Kelly arrived at 5:05pm

ASC Members Absent: none

Approval of minutes:

- October 11, 2022, meeting minutes approved with 4 yea; 1 absent.

Applications for changes to the following residences:

- 6286 E Pinchot Ave – Approved, 4 yea, 1 absent

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

- none

Other Topics:

- Neighborhood Assessments:
 - Fall 2022 Walkthrough – Held November 4-6, 2022: 24 properties with findings
 - Spring 2022 Walkthrough – properties with findings – 41 (40 complete)
 - Landscape findings: all complete as of 8/23/22
 - Paint/structure findings: 16 (15 complete as of 10/31/2022)
 - One Lot owner requested additional time to find contractor to do the repairs
- Policies and Practices: topics for discussion
 - Paint Palette Subcommittee – on hold till after completion of voting on Governing Documents
 - 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.
 - 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
 - Constrain Yard Art-Member Feedback session re Gov Docs
- Applications are due **December 3, 2022**, for the agenda of the **December 13, 2022**, meeting.

Jenny Scrivner, Architectural Standards Committee Chair

From: **Christie Schroeder** cks0@cox.net
Subject: **November clubhouse report**
Date: **Nov 10, 2022 at 5:19:08 PM**
To: **Christine Schroeder** cks0@cox.net

We had a wonderful Halloween gathering hosted by the social committee. There were no other reservations.

The leak at the outside shower was repaired.

Plumber recommended a drain be installed to prevent puddles that could cause someone to slip and fall.

The fire extinguishers were checked for the coming year.

Landscape Committee and Community Liaison Reports
November 2022

Landscape:

There have been a couple of adjustments to the sprinklers (including turning them off prior to the October 30 Social). One repair at the 62nd Place and Pinchot island and one to keep them from hitting the clubhouse on the north side. The oak trees on the north side of the common areas were watered.

Received a bid to stabilize the 1/4 minus surface at the 62nd Place entrance from AZMetroscapes in the amount of \$489.50. I am researching less expensive options.

Islands have ongoing severe trimming (one left to go) as of November 14th. The trimming is spread out both for the amount of time it takes and to not overload the dumpster. Some people like the visibility, others think the cutting was too much.

Looking at potential options to repair the Pinchot gate. Hope to have a vendor who meets our requirements soon.

Heard from the Clubhouse Chair that the backup in the toilets is due to the oleander roots. Will work with Clubhouse chair on some remedies that may help the issue. Food for thought in the landscape remodel regarding potential removal of some of the oleander because it is too close to the clubhouse sewer.

Community Liaison:

Residents have asked for Board support for formation of a Block Watch. Per Fran Nicoletti, the formation is at no cost to the HOA. Formation is street by street (with two co-captains per street), Scottsdale PD provides signage and a speaker once interest is confirmed. Support would include use of clubhouse for meetings, assistance with providing information and postings. Formation meeting may be as early as mid-December.

Chris Anderson

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

November 15, 2022

- 1) Bank accounts are balanced for October 2022.
 - a) Monthly reports distributed to all Directors for review.
 - b) All invoices received through November 12 are paid in full.
- 2) Assessments are paid in full for 182 members. The 2 remaining accounts have made partial payments. One of the members paid the second half of the annual dues but the late fee remains unpaid.
- 3) Directors, please mark your calendars now ... the **2023-24 Budget Planning Meeting** will be held Monday, February 6, 2023, starting at 5:00 PM – at the Clubhouse. Going forward, I plan to schedule the annual budget planning meeting on the first Monday in February.

This is an open meeting (workshop format) that members may attend and observe. I expect to send each director a budget workshop package after I close the books for the month of December – this should provide the directors with the information about 3 weeks in advance of the workshop.

I recommend that each director, whose committee have maintenance contracts (e.g. pool, clubhouse, landscape, ??), contact the respective vendor around January 1 to determine if a price increase should be budgeted for next year.

- 4) The association's CPA has completed his review and issued an Independent Accountant's Review Report. The report's summary states that no material modifications should be made to the financial statements in order for them to be in accordance the cash basis of accounting.
- 5) The CPA also completed the State and Federal Tax Returns with the only amount due of \$50.00 to the State of Arizona (minimum tax amount).
- 6) Upon reviewing the association's current financial position, I determined that the balance of the supplemental/emergency fund in the Bank of America savings account was unnecessarily large *(~\$62,000.00) and producing near nothing in interest – approximately \$0.53/month. I moved \$30,000.00 of this amount to Vanguard and purchased a 6-month CD at 4.5% per annum. This will earn the HOA approximately \$112.00 monthly which keeping the capital available on a short-term basis. The balance of \$32,000.00 remains in the BofA Savings Account.
- 7) Prepared and distributed the process and requirements for submitting expense reports from directors and committee members for reimbursement. The process defines documentation requirements according to standard accounting practices. The specified format will help with tracking and processing requests.

Communications Committee Report – prepared by Tom Kernen

November 15, 2022

1. Production of the Key Lines and curation of the web site continue as planned.
2. The Social Committee came together and knocked it out of the park with a Halloween Social on October 30. This was one of the best attended events most of us can remember. In addition to good food, there were games, socializing, and everyone had a great time. Many thanks and kudos to the Social Committee.
3. The Social Committee is planning another event in January – date to be announced.

GK POOL REPORT, OCTOBER 2022

EARLY COOLING TREND REDUCED THE POOL USEAGE BY 50 PERCENT. THE HEATERS HAVE BEEN ON SINCE EARLY OCTOBER. THE POOL IS OPERATING WELL AND IS BEING CLEANED TWICE A WEEK. THE HEATERS WILL BE SHUT DOWN DOWN ON DEC. 1 FOR THE REMAINDER OF THE YEAR.

WE ARE IN THE PROCESS OF RECEIVING BIDS TO DO AN UPGRADE WHICH WILL INCLUDE REMOVAL AND REPLACING THE WATERLINE TILES, GIVING THE POOL AN ACID BATH AND MAKING NECESSARY REPAIRS WHULE THE POOL IS EMPTY. POOL WILL BE CLOSED WHLE THESE PROJECTS ARE BEING PERFORMED AND WILL BE RE-OPENED IN LATE FEBRUARY.

Presented by: Paul Hawes

480/206-5902

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

October 19 - November 15 closings:

There were no closings this past month.

There are no homes currently in escrow.

There is one home listed for sale:

6305 E Pinchot

Leased Properties:

There are currently five leased properties.

Respectfully Submitted By:

Pam Heckaman