

**KEYSTONE OWNERS ASSOCIATION  
ANNUAL MEETING  
June 5, 2017  
Minutes**

**Establish Quorum/Call to Order**

With eighteen (18) lots represented in person or by Absentee Ballot, 10% quorum was met and Vice President John Broussal called the meeting to order at 8AM. Fourteen owners, including board members, braved the heat to attend the meeting in person. Directors in attendance were Bernadette Bennett, Tim Seyfarth, Joe Giumette and John Broussal. Peggy Sue Ellering, Community Manager, represented City Property Management Company.

**Approval of Meeting Minutes**

Minutes of the June 4, 2016 Annual meeting were reviewed and accepted as written.

**Financial Review**

**Peggy Sue presented the Affidavit of Mailing and reviewed the April financial income and expenses.**

**Election**

Peggy Sue stated there was one open seats on the board. Bernadette Bennett presently serving on the board, had submitted her candidate form. The floor was opened to nominations and Bernadette introduced herself. With no other nominations, the floor was closed and Bernadette was elected by a vote of acclamation. Bernadette will serve a three-year term and the board will elect officers at the next regular board meeting.

**Open Discussion**

John reported the landscape renovations were being funded with the increased assessments while still contributing some funds to the reserves. The renovations will continue in order of lot numbers, unless unforeseen issues arise, and the project is expected to take about five years. John also stated that along with the landscape renovations, association funds had been used to resurface the pool deck, paint the pool building and common walls, replace a portion of the pool fence and repaint all of it. It was also noted that the pool furniture had been refurbished, new pool signs were purchased as well as some street and stop signs.

General discussion ensued with no major issues brought forward.

**Adjournment**

With no further concerns, the meeting adjourned at 8:50AM

Respectfully recorded by  
Peggy Sue Ellering, Community Manager