

**Keystone Owners Association
Minutes of the Board of Directors Meeting**

January 22, 2020

Present: Bernadette Bennett, Joe Giumette, Harry Whitesell and Chris Teel, property manager. **Absent:** Cherry Collins, Tim Seyfarth.

Call to Order: Secretary Harry Whitesell called the meeting to order at 6 p.m.

Homeowners Comments: Members representing Lots 158 and 159 registered complaints about the actions of the Keystone landscape contractor; specifically, plant material cut too short and windows broken by flying gravel and rocks during cleanup.

Minutes: Joe Giumette moved and Harry Whitesell seconded that the board approve the minutes of the Dec. 4, 2019 meeting, as submitted. Motion carried.

Financial Summary: Treasurer Bernadette Bennett reported that the association's operating account balance stood at \$97,779 as of Dec.31, 2019. The reserve account balance was \$275,208. Joe Giumette moved and Harry Whitesell seconded that the board approve the financial summary. Motion carried. Joe Giumette moved and Bernadette Bennett seconded that the board approve re-investment of funds in a matured CD in a new, 12-month certificate with an institution offering the most favorable interest and terms, to be selected by Chris Teel, assisted by staff. Motion carried.

Architectural/Landscape Report: Joe Giumette moved and Bernadette Bennett seconded that the board approve replacing three plants on Lot 159, which the homeowner alleges were damaged by landscaping efforts. Motion carried. Bernadette Bennett moved and Joe Giumette seconded that the board approve a request to allow the owner of Lot 107 to install a water softener, connected to new pipes visible in the front yard. Motion carried.

Unfinished Business: Joe Giumette moved and Harry Whitesell seconded that the board approve an expenditure of \$4,500, from reserve funds, for crack sealing of Keystone streets, in connection with the fog-sealing project. Motion carried. Joe Giumette moved and Harry Whitesell seconded that the board delay approval of a Neway Landscaping bid to replace plants on private lots at a cost of \$3,090 until Harry inspects the lots for which re-planting has been requested. In addition, the board directed Chris Teel to accompany Steve Lopez the next time a plant review is conducted.

New Business: Joe Giumette moved and Harry Whitesell seconded that the board approve setting 8 a.m., Saturday, June 6, 2020, as the time and date for the association's annual meeting. It will be held at the Keystone pool. Motion carried.

Harry Whitesell moved and Bernadette Bennett seconded that the board approve the association's annual contract with Neway Landscaping at a projected cost of \$61,800. Motion failed. The board asked Chris Teel to invited Steve Lopez to the February board meeting.

Adjournment: Joe Giumette moved and Bernadette Bennett seconded that the board adjourn the meeting at 7:38 p.m. Motion carried. The board will next go into executive session to discuss topics covered under ARS 33-1804 (A-1 to A-5).

Submitted by:

Joe Giumette
Director