

**Keystone Owners Association
Board of Directors Meeting
Regular Session via Telephonic Conference
March 25, 2020**

Call To Order: President Tim Seyfarth called the meeting to order at 6:00 PM.

Present: Tim Seyfarth, Cherry Collins, Harry Whitesell, Bernadette Bennett, Joe Giumette. Chris Teel representing City Property Management. Denise Marrs, owner Lot 235.

Open Comments: Owner Lot 235 expressed dissatisfaction with recent cut back of plants and states some plants were removed. Owner will inform property manager of what plants were removed.

Meeting Minutes: Bernadette Bennett moved and Joe Giumette seconded that the regular session meeting minutes of February 26, 2020 be approved. Motion carried.

Joe Giumette moved and Cherry Collins seconded that the meeting minutes of the special architectural meeting of March 8, 2020 be approved. Motion carried.

Financial Summary: As of February 29, 2020 there was \$99,137.39 in the Operating Account and \$284,736.83 in the Reserve Accounts. No payments were made out of the Reserve Accounts. Harry Whitesell moved and Joe Giumette seconded that the Financial Summary be approved. Motion carried.

Architectural and Homeowner Requests:

Lot 151: Owner requested plant replacement for dead plants. No action taken. Property is on the plant replacement list per Neway Landscaping invoice #190327.

Lot 241: Bernadette Bennett moved and Joe Giumette seconded that owner request for lantana installation to replace removed natal plum plants, at owner's request be denied. Motion carried.

Lot 132: Two requests were made on one architectural request form. The requests were split into two votes A & B. **A:** Harry Whitesell moved and Tim Seyfarth seconded that owner be allowed to replace the two bushes next to tree at front of house with boxwood bushes at the owner's expense. Motion carried.

B: Tim Seyfarth moved and Bernadette Bennett seconded that owner be allowed to install artificial turf next to house structure. Motion did not carry. Request disapproved.

Lot 220: Harry Whitesell moved and Tim Seyfarth seconded to approve house paint request. Motion carried.

Lot 234: Harry Whitesell moved and Cherry Collins seconded to approve house paint request. Motion carried.

Plant Installation: Harry Whitesell moved and Joe Giumette seconded to approve plant installation not to exceed \$1750.00 (One thousand and seven hundred and fifty dollars and zero cents) per Neway Landscape invoice #190327. Motion carried.

Expense: Cherry Collins moved and Joe Giumette seconded that the Association reimburse Board member Harry Whitesell a \$200.00 (Two Hundred Dollars and zero cents) via a gift card or check for expenses incurred on behalf of board business. Motion carried.

Adjournment: Joe Giumette moved and Tim Seyfarth seconded that the meeting adjourn to meet in Executive Session per ARS 33-1804 (A2 & 3). Motion carried. Meeting adjourned at 7:27 PM.
Submitted by Harry Whitesell, Secretary