

Keystone Owners Association
Board of Directors Meeting
Regular Session via Telephone and Webex Virtual Conference April 22, 2020

Call To Order: President Tim Seyfarth called the meeting to order at 6:14 PM.

Present: Tim Seyfarth, Harry Whitesell, Cherry Collins, Bernadette Bennett. Chris Teel representing City Property Management. Paul Duda, lot 127. Denise Marrs, lot 235. Peter Weldy, lot 151. Jonathan Miles, lot 128. Tony Knight, lot 170. **Absent:** Joe Giumette. **NOTE FOR HISTORICAL REFERENCE:** Due to the pandemic Coronavirus the Board of Directors meeting is being held via telephone or visual/audio conferencing. The code for telephone conferencing did not operate for some Board members.

Open Comments: **Lot 173**, Bernadette Bennett: Had questions about artificial turf and landscaping issues; inquired about landscaper insurance; asked about pool bathroom quotes; recommended matching pool bench tile with pool tile. President Tim Seyfarth advised that these issues be placed on the next month's meeting agenda. **Lot 128**, Jonathan Miles: Comments about animals in neighborhood. **Lot 235**, Denise Marrs: Inquired about status of plant replacement on lot (see Plant Replacement below).

Meeting Minutes: Cherry Collins moved and Bernadette Bennett seconded that the meeting minutes of the regular session from March 25, 2020 be approved. Motion carried.

Financial Summary: As of March 31, 2020 there was \$103,511.84 in the Operating Account, and \$289,340.56 in the Reserve Account. Harry Whitesell moved and Cherry Collins seconded that the Financial Summary be approved. Motion carried.

Architectural Requests: Harry Whitesell moved and Tim Seyfarth seconded that the exterior paint request from **Lot 194** be approved. Motion carried. Harry Whitesell moved and Tim Seyfarth seconded that the homeowner's request to install a new front entry door, a new security entry door, and a new side gate from **Lot 127** be approved. Motion carried. Harry Whitesell moved and Tim Seyfarth seconded that the exterior paint request from **Lot 225** be approved. Motion carried. Tim Seyfarth moved and Harry Whitesell seconded that the request from **Lot 260** to replace their screens be approved. Motion carried.

Management Report: Chris Teel informed the Board that local paint store Dunn-Edwards will provide names of contractors to bid for the repair and painting of the community's common walls. Regular contractor is not responding to messages. Ms. Teel requested suggestions of contractors from Board members to bid on remodeling of pool shower and baths. Other contractors have a full schedule.

Plant Replacement: Cherry Collins moved and Tim Seyfarth seconded that the plant replacement estimate from Neway Landscapers for Lot 235 be approved. The motion was rescinded as the lot owner was not satisfied with the plant estimate. The subject was tabled for later discussion. The homeowner will contact Neway to discuss plants and placement. The homeowner will also contact Moon Valley Nursery and will provide an estimate/bid to the Board for review.

Adjournment: Harry Whitesell moved and Cherry Collins seconded that the Board adjourn to meet in Executive Session per ARS-33-1804 (A1 & A4). Motion carried. Meeting adjourned at 7:00 PM.
Submitted by Harry Whitesell, Secretary