

# Keystone Owners Association Minutes of the Board of Directors Meeting

March 24, 2021

**Present:** Paul Duda, Joe Giumette, Tim Seyfarth; Shannon White, community manager, Vision Community Management.  
**Absent:** Cherry Collins, Harry Whitesell. President Tim Seyfarth called the Zoom meeting to order at 6:03 pm.

**Minutes** – Paul Duda moved and Tim Seyfarth seconded that the board approve the minutes from the March 3 meeting. (The regularly meeting, scheduled for Feb. 24, was postponed due to internet issues at Vision). Motion carried.

**Homeowners Comments** - June Villaneuva of Lot 262 attempted to join the Zoom meeting, but was re-admitted later in the session.

**Financial Summary:** Treasurer Paul Duda reported that the operating account balance was \$107,788 and the reserve account balance was \$293,093 as of Feb, 28, 2021. Expenses during the month included, but were not limited to \$1,723 to Neway Landscaping for repairs to the landscape system, and \$620 to MEH Pool Services for January and February maintenance. Tim Seyfarth moved and Joe Giumette seconded that the board approve the financial summary. Motion carried.

**Management Report** – The board asked Shannon White to inform Neway Landscaping that the trees on Lot 221 be trimmed, not removed. Also, based on observations made by Cherry Collins, trees on Lot 176 will not be removed.

Tim Seyfarth moved and Joe Giumette seconded that the board approve an expenditure of \$50 a month from the operating account to retain the services of Goldman Holmgren Smith, with offices in Mesa and Glendale. Details contained in letter of March 15, 2021.

Tim Seyfarth moved and Paul Duda seconded that the board approved an estimate for tree trimming by Neway Landscaping, not to exceed \$4,875. Motion carried. Tim Seyfarth moved and Paul Duda seconded that the board approve planting of up to three lantana plants on Lot 180. Motion carried. Tim Seyfarth moved and Paul Duda seconded that the board approve planting up to three lantanas on Lot 227. Motion carried. Tim Seyfarth moved and Joe Giumette seconded that the board approve new plants at a cost not to exceed \$150 for Lot 203. Motion carried. The board asked Shannon White to contact Secretary Harry Whitesell for input on content for the next monthly newsletter/statement.

**Adjournment** – Paul Duda moved and Tim Seyfarth seconded that the regular board meeting be adjourned at 6:40 pm. Motion carried.

Submitted by:

Joe Giumette