

**Annual Meeting of the Keystone Homeowners Association  
Meeting Held Saturday, February 22, 2020**

***Minutes***

**Venue:** Faith Bible Church, 5601 Oak Hill Road, Evansville, Indiana

HOA President Brad Mills called the meeting to order at 9:00 AM.

**Members present:**

Brad Mills, President of the Board

Paul Jensen, Vice President of the Board and HOA Maintenance Committee Chairperson

Cindy Turner, Secretary/Treasurer of the Board and HOA Restrictions Committee Chairperson

74 Lot Owners/Homeowners representing 58 Lot Owners/households were present. 36 additional Lot Owners/Homeowners were represented via Proxy. Therefore, 94 of the 518 Lot Owners/Homeowners in Keystone (or 18.1 %) were represented.

**The Bylaws of the Keystone Subdivision Homeowners Association, Inc., mandates that at least 10% of the total number of Keystone Homeowners Association members be present or represented via proxy at any Keystone Homeowners Association meeting to constitute a quorum. Provided that a quorum is present or represented via proxy at the meeting, all Keystone Homeowners Association actions, except the election of officers, shall be decided by a majority of the votes cast by those present or represented via proxy. The officers are elected by a plurality of the votes cast by those present or represented via proxy.**

**Minutes from 2019 Annual Meeting:**

The minutes from the 2019 Annual Meeting of the Keystone Homeowners Association held February 23, 2019, at the Faith Bible Church in Evansville, Indiana, were read. A motion was made and seconded to approve the minutes from the 2019 Annual Meeting as read. The homeowners present voted unanimously to approve the minutes from the 2019 Annual Meeting without modification.

**Reports from Board Members:**

**HOA Secretary Report**

Cindy Turner submitted the Secretary report.

Cindy reminded homeowners that the Board will continue to communicate with the Homeowner's Association members via emails as needed to alert Homeowner's about association news, snow removal, safety issues (i.e. prowlers, break-ins, etc.), lost pets, etc.

Residents were instructed to go to the Keystone Homeowners Association website, [www.keystonehomesalive.com](http://www.keystonehomesalive.com), to sign up for KHOA emails and to view covenants.

**Reminder: The Next Door Neighbor website is not the official website of the Keystone Homeowners Association. Board members do not routinely read or respond to questions or comments on this site.**

Cindy reported that 31 homes sold within the subdivision during 2019. Each of these new homeowners received a packet which contained a welcome letter highlighting Homeowners Association details as well as a copy of the covenants.

The 2020 Spring Subdivision Yard Sale will be held Friday, April 19<sup>th</sup>, and Saturday, April 20<sup>th</sup>. Signs will be posted along Oak Hill, Heckel, and Green River to advertise the event again this year. An advertisement will also be posted in the Courier and Press prior to the Yard Sale weekend.

### **Treasurer's Report**

Cindy Turner delivered the Treasurer's Report which included the 2019 Expenditures in the 2019 Budget vs Actual Cost Report as well as the Proposed Budget for 2020.

The floor was opened to the homeowner's present for discussion regarding the 2019 Budget vs Actual Cost Report. No questions or discussion was offered by those present in regards to the 2019 Budget vs Actual Cost Report.

The floor was opened for discussion regarding the Proposed Budget for 2020.

A homeowner asked about the cost of Lake Treatment for 2020 which was listed as \$15,350.00 on the 2020 Proposed Budget while the Lake Expense was listed as \$17,619.85 on the 2019 Budgeted vs Actual Cost.

Cindy stated that the Lake Expense listed on the 2019 Budgeted vs Actual Cost Report totaling \$17,619.85 included \$15,148.15 for the cost of the Lake Treatment along with \$2,472.70 for Stocking of the lakes; whereas on the 2020 Proposed Budget these items were listed as separate line items. In the 2020 Proposed Budget, the cost of Lake Treatment is listed as \$15,350.00 and \$2,000.00 is being budgeted for Restocking the Lakes.

No further questions or discussion was offered by those homeowners present regarding the Proposed Budget for 2020. A motion was made and seconded to approve the Proposed Budget for 2020 as presented. The homeowners present voted unanimously to approve the Treasurer's Report and the Proposed Budget for 2020 as presented.

Cindy reported that she and Paul Jensen represented the HOA in small claims court April 4<sup>th</sup>, 2019, in the lawsuit lodged against the Homeowners Association by a homeowner for damages to his lawn (grass) in the amount of \$738.46. The judge decided in favor of the HOA; therefore, the HOA did not incur any expenses due to this litigation.

### **Restrictions Committee Report**

As Restrictions Committee Chairperson, Cindy Turner submitted the Restrictions Committee Report.

Cindy thanked the members of the Restrictions Committee for their tireless efforts. The committee members perform a very unpleasant, but necessary, job which helps ensure the safety and beauty of our neighborhood. Cindy reminded the Homeowners Association members of the following covenant restrictions:

**YARD LIGHTS:** Yard lights need to be lit from dusk to dawn.

**STREET PARKING:** No vehicle is to be parked on any street habitually or overnight on any street in the subdivision.

**COMMERCIAL VEHICLES:** The Covenants decree that only noncommercial vehicles, automobiles and private/personal vans shall be parked or located on any lot. All commercial, service and delivery vehicles owned, used or leased by the owners (or owner's lessee of Lots or residences in the Subdivision) that are habitually parked in the Subdivision must be parked in an enclosed garage if parked in the Subdivision.

**TRAILERS, BOATS, CAMPERS, etc.:** HOA members were reminded that the Keystone Homeowner Association Covenants mandate that **no** camper, motor home, recreational vehicle, motorcycle, trailer, or boats or other items used for water activity shall be parked in any driveway, on any street, or in any lot in the subdivision **at any time.**

**GARBAGE CANS:** All garbage cans or other containers for the storage or disposal of garbage or any other refuse are to be stored in a location which cannot be seen from the street at the front of the home.

Cindy reminded homeowners that anyone who plans on building a fence to hide their garbage cans from view needs to get approval from the Review and Restrictions Committee prior to beginning construction.

**FENCES:** The HOA Covenants mandate that all fences be properly maintained. Proper fence maintenance is the responsibility of the Homeowner.

**YARD BARN AND NEW CONSTRUCTION OF ANY KIND:** Homeowners were reminded to get documented approval from the Review and Restrictions Committee **prior** to beginning **any** kind of construction such as adding a new yard barn, fence, pool, garbage can enclosures, driveway expansions or any other structural changes, such as a sunroom, that they might be contemplating this Spring/Summer.

**LAWN MAINTENANCE:** Lawns need to be mowed and maintained.

**BLOCK PARTIES:** Homeowners were reminded that they cannot close any public street in the Subdivision for a block/neighborhood party **without a Permit from the County.** Should a group of subdivision residents obtain a permit from the County to close their street for a block party, said residents are required to give the Keystone Homeowners Association Board Members a copy of their permit so that the Keystone Homeowners Association Board Members can notify the Keystone Homeowners Association Membership of the Road Closure via email prior to the event.

**FIREWORKS:** Cindy referred homeowners to the outline regarding Indiana's Fireworks Laws that is posted on the Vanderburgh County Sheriff's website.

Residents were instructed to call 911 to report the unsafe or illegal use of fireworks.

**WALKING IN THE STREET:** Cindy said she hears complaints almost every day from homeowners driving through the subdivision regarding people walking or running in the street. The sidewalks are slanted and uneven making walking or running on them very difficult; however, people who get out and walk or run before the sun comes up or after the sun goes down need to be mindful of the fact that it is difficult for drivers to see them. Cindy encouraged homeowners who walk or run on the streets to wear reflective gear and PLENTY OF IT, for their own safety as well as that of those who have to be driving on the roads in those early and late hours. Cindy also asked walkers/runners to be very mindful of neighbors driving on the streets.

**SOLICITATION:** Cindy said she recently received a complaint/report about someone going door to door in the subdivision in the early evening hours for some unknown reason. The homeowner making the report stated that when the homeowner did not answer the door, the person in question went to the mailbox and looked in the homeowner's mailbox. Cindy stated that she recognizes that this creates an unsafe feeling for homeowners who are home alone and feel vulnerable. As discussed in years past, Cindy suggested placing a **"NO SOLICITATION"** sign on your front door or near your doorbell to ward off unwanted solicitation. Cindy also advised homeowners to call 911 and report anyone who is walking around/through the neighborhood who is making them (homeowners) feel unsafe and/or uncomfortable and/or looking in mailboxes. If homeowners call 911, a Deputy will be dispatched to the subdivision to investigate.

The floor was then opened to the homeowners present for discussion regards other covenant violations of concern.

Two homeowners reported concerns about people passing stopped school buses as well as homeowners and/or visitors who are speeding through the subdivision.

There are five (5) bus stops along Cobblefield. Since it is so cold outside, the bus drivers close the door to the bus while the children get into their seats and buckle their seat belts. When the bus driver closes the door, the "STOP" sign goes in. Homeowners were reminded that when school buses are stopped within the subdivision, children may dart across our streets to jump on the buses even though the "STOP" sign has been pulled in. **As a result, homeowners/drivers are asked not to pass the buses when they are stopped.**

**Homeowners/drivers are reminded to stay alert and exercise extra caution in the presence of the school buses.**

Homeowners were reminded that the speed limit within the subdivision is 30 MPH and asked to observe the law by not exceeding the posted speed limit. Children tend to dart out onto the road when they are playing with balls, etc. Homeowners were reminded that the safety of our children is in their hands.

Cindy encouraged homeowners to seriously consider volunteering for one of the many Homeowners Association committees, including the Restrictions Committee. Anyone interested in joining the Restrictions Committee, any of the Homeowners Associations Committees, or the Homeowners Association Board was/is encouraged to contact Cindy Turner.

### **Maintenance Committee Report**

As Maintenance Committee Chairperson, Paul Jensen submitted the Maintenance Committee report.

He reminded HOA members that the objective of the Maintenance Committee is to enhance the appearance, safety, functionality, and property value of Keystone subdivision properties in a timely and cost-effective manner. He and his committee oversee lake treatments, snow removal, entrance upkeep which includes light maintenance and placement of wreaths on the monuments during the Holidays, as well as maintaining the tree line "fence" on Green River Road.

Entrance adoptions continued throughout 2019, and will continue throughout 2020.

Paul thanked those who have adopted entrances and thanked them for working through the hot summer to keep the entrances clean and tidy.

Responsibilities of those adopting entrances include:

- Trim foliage so passing drivers can see the Keystone entrance sign day/night.
- Pick up refuse from time to time to keep entrance attractive.
- Place Holiday wreaths at each Keystone Entrance monument (two per entrance) on or near Thanksgiving Day with subsequent retrieval of wreaths on or near after January 1st.

**GARY McConnell**  
**JOHN Schuetz**

**PEBBLESTONE DRIVE**  
**FLAGSTONE DRIVE**  
**SHOREHAM DRIVE**  
**DELK DRIVE**

**STANLEY and GLENDA Love**  
**MARY LOU Bradley**

**GREEN RIVER ROAD**  
**OAK HILL ROAD**

Holiday wreaths are placed at each Keystone Entrance monument (two per entrance) on or near Thanksgiving with subsequent retrieval of wreaths on or near January 1st. This practice will continue for 2020.

Because the weather was so unfavorable (cold, rainy, windy) for trick-or-treaters on Halloween in 2019, no Security Officers were hired to patrol the subdivision. No incidents were reported. There are funds budgeted for two officers to be hired in staggered fashion in five-hour shifts to patrol on Halloween in 2020. One officer will be on duty from 3:00 to 8:00 while the other officer will be on duty from 5:00-10:00 p.m.

There are seven lakes within the Keystone subdivision; three are Common Lakes and four are private lakes. Anyone living within the subdivision may fish, swim or boat on the Common Lakes. The private lakes are to be enjoyed only by the residents living on that lake. Subdivision residents may entertain guests on the lakes; **but must be present when their guest(s) is/are fishing, swimming, or boating on any lake.**

<u>Lake</u>	<u>Acres</u>	<u>Name</u>
1	14.6	West <b>Common Lake</b>
2	10.08	East <b>Common Lake</b>
3	3.0	Private Lake
4	2.6	Private Lake (Marshbourne Shores)
5	3.2	Private Lake
6	2.4	Private Lake
7	2.0	Green River Road <b>Common Lake</b>

All lakes are stocked with Large Mouth Bass plus Catfish. There are plans to place Minnows in each lake to provide food for the game fish in 2020; however, there are no plans to restock the lakes with Large Mouth Bass or Catfish for 2020.

With little or no disapproval or discontent with the current process, Aquatic Control has again been selected to treat all seven of our lakes in 2020. A second water treatment service (SOLitude) was

contacted; but the cost for their services was considerably more expensive than the bid submitted by Aquatic Control.

The lakes are treated six times a year; once per month from mid-April through October.

Paul reported that Don Wolf, our muskrat trapper is ready, willing and able to trap muskrats this winter. Paul said Mr. Wolf laid traps at Marshbourne Shores Lake in early December. Free trapping is available for the months of November and December by calling the maintenance chair.

The common areas surrounding the lakes plus the properties along Green River Road, Heckel Road and Oak Hill Road will be mowed bi-weekly beginning in mid-April through October in 2020. The dam will be treated as to prevent erosion and failure. The entrances will be inspected for invasive and poisonous plants. The invasive and poisonous plants will be replaced with native plants and bushes. A different contractor has been employed to perform these services in 2020. Homeowners were instructed to call Paul should any problems be detected concerning mowing, landscaping, or any other maintenance issues.

Paul reported that he recently spoke with John Stoll, Vanderburgh County Road Engineer, regarding resurfacing of roads within Keystone. The following roads have been scheduled for evaluation for resurfacing in 2020: Porterfield Drive from High Tower Drive to Saybrook Drive, Rolling Rock Drive from Flagstone for 100 yds, Brayden Drive from Flagstone for 100 yds, Shoreham Drive from Heckel to Marshfield Drive, as well as the Long Pond/Cobblefield intersection and the Flagstone/Grinnel intersection.

John Stoll also reported to Paul that approximately \$11,000,000.00 has been approved to provide a transportation path for transportation other than motorized vehicles (ie, bicycles, runners, etc.) from Lynch Road to Millersburg Road. This path is scheduled to cross from the east side of Green River Road to the west side at High Tower Drive; and then head north on the west side of Green River Road. What this means for Keystone residents is that all the trees currently running north to south for the entire length of KHOA property along Green River Road will be cut down to provide room for this 12' wide path. This change is scheduled to begin by mid-2020. The KHOA board has received an initial proposal from the County regarding the land and trees along Green River Road. The Board did not approve this proposal from the County and has submitted a counterproposal. Part of the KHOA counterproposal includes compensation for the loss of the trees along Green River Road which would enable the KHOA to erect of a 6-foot (maximum allowed by law) fence along Green River Road. This fence will resemble the fencing currently surrounding Keystone along Heckel. The Keystone Homeowners Association will then own and maintain the fence.

Paul stated that the County plans on adding a stop light to Green River Road at Heckel to accommodate runners, walkers, and/or bicyclists who will be crossing from the east side of Green River to the west side of Green River there at High Tower.

Paul stated that the completion of this pathway will increase the value of Evansville as well as the Subdivision because people looking to relocate look for the existence of these kinds of amenities which promote health and wellness.

Plans have been approved for widening Oak Hill Road from Lynch Road to Hedden. This project will closely resemble Oak Hill Road from Morgan Avenue to Lynch Road with a sidewalk on one side and bicycle path space on each side. Surveying took place in fall 2018. The County has settlements with eighty properties along this route to finalize before work on the road begins. That being said, this project is set to begin no earlier than mid-2021.

There were no snow incidences that met the four-inch snow threshold in 2019. The Board recommends following the same treatment process again in 2020. Therefore, when we incur accumulation of over 4" of snow with no sign of temperature relief (higher temperatures that would result in melting within the next few days), the following protocol will be employed:

- Plow all entrances after Oak Hill, Heckel and Green River Road have initially been plowed.
- Plowing hills on Cobble Field, Rimridge and High Tower Drives.
- Treat entrances and four way stops with ice melt as necessary.

The floor was opened for questions and further discussion.

Homeowners requested that Saybrook and Winnett be added to the list of streets which will be resurfaced in 2020 due to the deterioration of those streets.

A homeowner reported trouble on their lake created by limbs that fall into their lake from a Willow tree at the edge of their lake. The tree is on private property; so, the Board agreed to speak to the homeowner regarding care of his tree.

Another homeowner reported a rotting dock on her private lake. Since the dock is on private property, the Board agreed to speak to the homeowner repair of his/her dock.

### **Nominations to the HOA Board**

HOA President Brad Mills opened the floor to those HOA members in attendance for nominations to the HOA Board. No nominations were made.

A motion was made and seconded to retain the three (3) present members of the HOA Board in their current positions.

The homeowners present voted unanimously to retain the three (3) present members of the HOA Board in their current positions: Brad Mills, President; Paul Jensen, Vice President; and Cindy Turner, Secretary/Treasurer.

Paul Jensen and Cindy Turner both announced that this will be their last year on the Board. Cindy asked Homeowners to **seriously** consider volunteering for either the Vice President position which encompasses chairing the Maintenance Committee, Secretary/Treasurer position, or the Restriction Committee Chairman position as they will both be vacating their Board positions as of February 27, 2021.

## **New Business**

**Joel Wiegand, Zoning Investigator with the Vanderburgh County Area Plan Commission:** came to the meeting to update Keystone Homeowners on proposed Zoning Changes in Vanderburgh County that may affect homeowners in Keystone.

The Vanderburgh County Commissioners passed an ordinance relaxing minimum floor size standards for residential properties earlier this month. (See attachments).

Ordinances that have passed on first reading await action by the Area Plan Commission. The APC's next meeting is at 3 p.m. March 5 in Civic Center 301; an agenda is not yet posted. Mr. Wiegand encouraged homeowners to attend the meeting.

**Rita Wedig**, a Keystone Homeowners Association member and Master Gardner, came to the meeting to talk to homeowners about Rose Rosette. She said Rose Rosette is a disease that causes roses to grow strangely deformed – she said the stems and leaves of affected Rose plants look clumpy. The disease itself is a virus, but it requires a very tiny mite to transfer the disease between plants.

Rita said the only way to get rid of Rose Rosette is to remove the plant roots and all. She said that once you remove the roots, you need to spray the area with insecticidal soap weekly for a couple months. She said that you needed to place the infected plant in a plastic bag and place the plastic bag in your dumpster as opposed to placing the infected plant your compost pile. She also instructed homeowners to clean the utensils they use on the rose bushes with insecticidal soap so as to prevent spreading of the virus.

Megan Ritterskamp, an Invasive Species Technician with the Vanderburgh County Soil and Water Conservation District, came to speak to homeowners about the impact invasive plants are having on the neighborhood, county, and state. Megan said there are 120 plants that have been identified as invasive plants in Indiana. Invasive plants are plants that cause harm in some way. Invasive plants take nutrients away from the environment and force out native plants. These invasive plants are taking over our forests.

Megan said that Heavenly Bamboo plants produce red berries that contain cyanide. The birds eat the berries and then they die. Megan recommended replacing Heavenly Bamboo plants with American Beautyberry plants, Winterberry plants, or Black or Red Chokeberry plants.

Megan said that Burning Bushes are incredibly invasive. She recommended replacing them with Eastern Wahoo, Black and Red Chokeberry, or Ninebark bushes. The Bradford Pear or Callery Pear tree is also highly invasive. It produces lots of seeds. It is very prolific and is taking over the forests in Indiana. She recommended replacing those with Flowering Dogwood trees, Redbud trees, or Serviceberry trees. Megan stated that if you have a Bradford or Callery Pear tree on your property, the Soil and Water Conservation District will give you a free native tree if you remove the Bradford/Callery tree. Homeowners can contact Vanderburgh County SWCD @ 812-423-4426 ext 3 about this offer.

**The meeting was adjourned at 11:30 AM by HOA President Brad Mills.**

**The next annual meeting of the Keystone Homeowner's Association will be Saturday, February 27, 2021.**

*Minutes Prepared By: Cynthia M. Turner, HOA Secretary/Treasurer*