

**Annual Meeting of the Keystone Homeowners Association  
Meeting Held Saturday, February 26, 2022**

***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

John Skinner, Vice President of the Board and HOA Maintenance Committee Chairperson

Cindy Turner, Secretary/Treasurer of the Board

Matt Krampe, HOA Restrictions Committee Chairperson

65 Lot Owners/Homeowners representing 58 Lot Owners/households were present. 37 additional Lot Owners/Homeowners were represented via Proxy. Therefore, 95 of the 518 Lot Owners/Homeowners in Keystone (or 18.3 %) were represented. 1 Nonhomeowner was in attendance as well.

**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 2021 Annual Meeting:**

The minutes from the 2021 Annual Meeting of the Keystone Homeowners Association held March 27, 2021, at the Faith Bible Church in Evansville, Indiana, were read. A motion was made and seconded to approve the minutes from the 2021 Annual Meeting as read. The homeowners present voted unanimously to approve the minutes from the 2021 Annual Meeting without modification.

**Sheriff Dave Wedding**

Vanderburgh County Sheriff Dave Wedding addressed homeowner's regarding the need for a new jail and safety issues within the neighborhood.

Sheriff Wedding stated that the mission of the Vanderburgh County Sheriff's Office Jail Division is to provide the highest level of safety, security, and quality of life for those incarcerated in Vanderburgh County. He said that they are currently unable to meet that goal due to severe overcrowding in the jail at this time. He said the Sheriff's Department wants to incarcerate people properly; and they need the appropriate space and adequate staffing to meet that goal. Sheriff Wedding said the number of arrests is increasing; and it's the department's goal to get the "bad guys" off the street, incarcerate them appropriately, and keep them incarcerated for sufficient time in order to decrease the liability and risk to residents in the County.

He told homeowners that over 45,000 people were arrested in Vanderburgh County over the past five (5) years. On average, they are arresting over 28 people per day. As a result, they are currently holding 788 inmates in a facility that maxes out at 555. All too often, they have to send inmates to other counties for incarceration. This creates a logistical nightmare for the sheriff's department and is very costly for the County.

Sheriff Wedding said he is working with State Legislators to procure funds to promote proper incarceration and proper care of inmates. Today properly caring for inmates would encompass offering inmates mental health care as well as assistance to battle addiction to methamphetamines and opioids through a Jail Addiction Correction Program. He reported that at this point in time the Vanderburgh County Sheriff's Department receives zero help from the state for either mental health care or addiction correction for inmates at this time.

He reminded homeowners that violence is a part of our everyday lives today. As a result, we all have to change our mindsets. We have to be watchful and mindful of our surroundings. We all need to say something if we see something.

In regards to neighborhood safety, Sheriff Wedding said that keeping your yard lights lit, bushes trimmed back, and trash picked up is your first line of defense against crime. He said criminals do not like light, so darkness promotes crime. He reminded homeowners to get to know their neighbors. He said a good neighbor is your best ally.

He recommended installing home security systems and installing the porch cameras that connect to your phone so that you can see who is at your front door as well. He said that home security systems are a great deterrent against crimes committed at individual homes. He went on to say that pictures from individual home security systems are very helpful in identifying perpetrators/criminals who commit crimes at individual homes.

Sheriff Wedding addressed questions about the Security Cameras that have been installed in the subdivision. He said that he is very disappointed with the performance of the system. The equipment has not worked as promised to deliver the quality of picture the company promised; and sheriff's department has not been able to connect to the internet as the internet company promised. He said he thought the project was a total failure as it sits now; but he said that the resource officers in the department are willing to continue to try to increase the efficacy of the system if the HOA wants to pursue that.

He answered questions about speeding in the neighborhood stating that if there is a particular vehicle that speeds at a particular time, they can come and watch for it. He said they simply do not have the manpower to just come and sit in the subdivision and wait for speeders. He also stated that he places officers on Green River Road for traffic control; and that they stop 10 – 15 speeders every shift that they are on patrol. He does not have the manpower to have multiple officers placed on Green River Road every shift every day, which is what it would take to curtail speeding on Green River Road altogether.

Sheriff Wedding stated that it is not only unlawful for golf carts to operate on any road within Vanderburgh County, it is unsafe. Golf carts are not made to operate on the roads and tip over readily resulting in devastating injury all too often.

He reminded homeowners that as the temperature rises and it gets warmer outside, crimes increase. He adamantly reminded homeowners not to leave anything valuable in their vehicles because as it gets warmer, criminals walk through neighborhoods and flip car door latches to see if they can gain access to items inside the car. Anything left in an unlocked vehicle is easy pickings for a criminal.

Sheriff Wedding went on to remind homeowners that he and his deputies are readily available to assist any homeowner if the need should arise. He instructed homeowners to call him or the Sheriff's office in a timely fashion to report an incident, meaning call as soon as possible after the incident occurs as opposed to waiting until the next day or the next week. He said if you see something, say something. This helps law enforcement officers figure out what is going on and how to deal with situations appropriately.

#### **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.

**She reminded homeowners that 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 28 homes sold within the subdivision in 2021 and 37 homes sold within the subdivision during 2020. 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 2022 Spring Subdivision Yard Sale will be held Friday, April 15<sup>th</sup>, and Saturday, April 16<sup>th</sup>. Cindy reminded homeowners that this is Easter weekend and that we have successfully held the yard sale on Good Friday and Saturday in years past. 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.

#### **MAINTENANCE COMMITTEE REPORT:**

John Skinner, HOA Vice President and Maintenance Committee Chairperson, submitted the Maintenance Committee report.

John reminded HOA members that the objective of the Maintenance Committee is to enhance the appearance, safety, functionality, and property value of the Keystone subdivision properties in a timely and cost-effective manner. He and his committee oversee lake treatments, snow removal, entrance upkeep which includes maintenance of existing landscaping, light maintenance, and placement of wreaths on the monuments during the holidays.

**To shorten the length of the meeting, John referred members to Maintenance Report as it was written in today's meeting handout. The handout stated:**

#### **Entrance Adoptions**

Entrance adoptions continued throughout 2021; and will continue throughout 2022.

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.
- Holiday wreaths placement on each Keystone Entrance monument (two per entrance) on or near Thanksgiving with subsequent retrieval of wreaths on or near January 1st.

Thanks to our Keystone neighbors who have adopted entrances and who have worked throughout the hot summer to keep the entrances clean and tidy.

- |                            |                   |
|----------------------------|-------------------|
| ▪ Gary & Annette McConnell | PEBBLESTONE DRIVE |
| ▪ John Schuetz             | FLAGSTONE DRIVE   |
|                            | SHOREHAM DRIVE    |
|                            | DELK DRIVE        |
| ▪ Stanley & Glenda Love    | GREEN RIVER ROAD  |
| ▪ Mary Lou Bradley         | OAK HILL ROAD.    |

**Entrances**

The entrances at Delk Dr., Shoreham Dr., Flagstone Dr., and Pebblestone Dr. were relandscaped in 2021. The Oak Hill entrance will be relandscaped in 2022.

**Landscaping and Lawn Care**

Firehouse Lawncare was the mowing contractor for 2021. Mowing was preformed every two weeks from April through October.

Folz Lawncare has been awarded the mowing/trimming contract for 2022 at a lower price than the 2021 contract. Folz Lawncare will also control weeds, poison ivy, tree, and noxious brush growth on the dams, rip rap area, and the south side of the East and West Common lakes.

**Lakes**

There are seven lakes within the Keystone subdivision of which three are Common Lakes and four are private. Anyone living in the subdivision may fish, swim and boat in the common lakes. The private lakes are to be enjoyed by the residents living on that lake. The residents may entertain guests but must be present when the guest is taking part in lake events (fishing, swimming, and/or boating).

Lake	Acres	Name
1	14.6	West-- Common Lake
2	10.08	East-- Common Lake
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--Common Lake

All seven lakes will be restocked in 2022. There will be catfish, large-mouth bass, and hybrid stiped bass. The hybrid bass will be used to reduce the gizzard shad population. This species competes with juvenile bluegill for food resources. This typically leads to poor recruitment and slow growth conditions. Gizzard shad also have a very high reproductive potential.

## Lake Treatment

Aquatic Control was the applicator for the lake treatment service managing algae and weeds for 2021. We asked them to perform a few extra tasks in 2021, which contributed to better maintenance of the lakes at no extra cost.

Aquatic Control will again be the lake treatment service for 2022. Aquatic Control treats the lakes six times a year. Monthly treatments begin in mid-April with a final application occurring mid-September.

## Muskrat Control

The HOA has renewed its agreement with Tony Schaefer to provide muskrat trapping service. The agreement between Mr. Schaefer and the Board covers all seven lakes for the entire year. Beginning March 1 all seven lakes will be inspected and muskrats will be trapped and removed. He will inspect the lakes again in the Fall/Winter (November-January). Mr. Schaefer will also be available to inspect any or all of the lakes should any homeowner see muskrat on their lake in between these inspections. **Therefore, if you see a muskrat on your lake, please notify John Skinner, the HOA Maintenance Chairman, who will in turn contact Mr. Schaefer.**

In the past twelve (12) months, Mr. Schaefer has trapped and removed nine (9) muskrats from lakes within the subdivision. Muskrats were removed from Lake #2, #3, #4, and #6.

NOTE: Mr. Schaefer is equipped to trap coyotes and will do so upon private request. For the trapping of coyotes and other critters, residents may contact directly to Mr. Schaefer at (812) 205-8547.

## Halloween

The weather was favorable for 2021. We had great trick or treating on Halloween. Evansville's Finest, LLC, provided security patrols on Halloween. They did a great job keeping Keystone safe. There was only one incident during the night. They stopped a person at 9:00 PM for speeding. The HOA plans to employ them to provide security for the subdivision on Halloween again in 2022.

## Winter Street Treatment

Folz Lawn Care has been retained to plow the snow and treat the streets in Keystone Subdivision for 2022.

### The current snow removal/road treatment policy:

After a minimum of 4 inches of snow, this will be the treatment of the streets within Keystone:

- Snow will be plowed at all six (6) entrances to the subdivision when 4 or more inches of snow has fallen on the street at one occurrence and after the county has plowed Oak Hill, Heckel, and Green River Roads.
- Ice Melt will be applied to all (6) entrances at the discretion of the HOA Board dependent on weather conditions.

**John reported to homeowners that no streets within Keystone were resurfaced in 2021.** As a matter of fact, no streets were resurfaced in 2020 or 2019. John reported that he gave Vanderburgh County Engineer, John Stoll, a map of the Keystone Subdivision showing that the following streets desperately need resurfacing:

Porterfield Dr.	Flagstone Dr.	Brayden Dr.	Rolling Rock Dr.	Sand Ridge Dr.
Saybrook Dr.	Long Pond Way	Flemming Dr.	Creekstone Dr.	Keystone Hills Dr.
Eastbourne Dr.	Shoreham Dr.	Grinell Dr.	Ledgestone Dr.	

He asked **all homeowners** to email all three (3) county commissioners and complain about the condition of our streets if they agreed with him that our roads need resurfacing.

**Jeff Hatfield, President - [jhatfield@vanderburghgov.org](mailto:jhatfield@vanderburghgov.org)**  
**Ben Shoulders, Vice President - [bshoulders@vanderburghgov.org](mailto:bshoulders@vanderburghgov.org)**  
**Cheryl Musgrave, Member – [cwmusgrave@vanderburghgov.org](mailto:cwmusgrave@vanderburghgov.org)**

Vanderburgh County Commissioner's Office  
1 NW Martin Luther King Jr BLVD  
Civic Center Complex Room 305  
Evansville, IN 47708  
**Phone: (812) 435-5241**

## **TREASURER'S REPORT**

Cindy Turner delivered the Treasurer's Report which included the 2021 Expenditures in the 2021 Budget vs Actual Cost Report as well as the Proposed Budget for 2022.

Cindy pointed out that 2021 Revenue Collections were a bit higher than projected due to the collection of unpaid dues and late fees on two (2) accounts that had been unpaid for a couple years.

A homeowner asked what the exact consequences were for homeowners who don't pay their dues or haven't paid their dues. Cindy reported that all but one (1) homeowner paid their dues in 2021. She reminded homeowners that the late fee had been increased in 2021 to \$15/month for every month an account remained unpaid. She reported that statements are sent out at the first of the month to all homeowners whose account remains unpaid. Cindy went on to say that, as in the past, the HOA is prepared to take legal action against any who homeowner decides not to pay his/her dues in the form of lien on their home or garnishment of their wages. She reported that she has not had to take this action in her tenure as Treasurer because she consistently communicates with homeowners with open accounts.

Homeowners present voiced support for these actions.

Cindy pointed out that expenditures of two (2) line items were above budget for 2021. Maintenance Costs were \$653.41 over budget because it cost more to redo the landscaping at the Heckel entrances than expected. Legal and Accounting costs were \$2454.50 over budget because the legal fees the HOA incurred dealing with the County for the Green River Road pathway and attempting to update and consolidate the Keystone Covenants were higher than expected.

NOTE: As a result of the high legal costs, plans to update and consolidate the Keystone Covenants have been tabled at this time.

Homeowners present asked about current Snow Removal/Road Treatment (for ice) expenditures and procedures. Cindy pointed out that \$2400 had been budgeted for Snow Removal/Road Treatment (for ice) in 2021. Of that, \$1045.00 was spent in 2021. The unspent remainder is not brought forth into the 2022 Proposed Budget as the 2022 Proposed Budget outlines use of the revenue collected in 2022. The unspent remainder is joined into the money market account. Those funds are earmarked for dam maintenance and repair.

Homeowners present voiced an interest in finding a way to create a Snow Removal/Road Treatment fund in which unspent funds for this line item could be carried forward in an attempt to have more funds readily available for use during snow/ice events. Cindy said she would look into that; however, that account would not be created until the end of 2022 as we are already into the 2022 fiscal year.

Cindy pointed out that the \$62,002.46 that appeared on the "Other Income" line item is the amount of money Vanderburgh County gave the HOA for the purchase of the 0.442-acre strip of land along Green River Road for the construction of the Green River Road Pathway (bicycle path). When construction begins on the pathway, the Keystone Monument at Green River Road will be torn down and the trees along Green River will be removed. Cindy reported that that money has been earmarked to reconstruct the Keystone Monument at Green River Road and construct a fence along Green River Road to provide a barrier from the sights and sounds of the traffic along Green River Road for the homeowners who live on the Green River Road side of Porterfield Dr. The Board has received bids for reconstruction of the Keystone Monument for \$34,870.00. The Board has also received bids for construction of the above-mentioned fence along Green River Road for \$34,000.00. The fence would be a dog-eared fence similar in appearance to the fence that exists along Heckel Road in an attempt to decrease graffiti being painted on the fence. This fence would be the property of and maintained by the HOA. Cindy reported that when the time comes for these items to be constructed, the Board will work to stay within the limits of the \$62,002.46 that the HOA received for these projects.

A homeowner asked how the HOA Liability will be affected with the construction of the bike path so close to the lake along Green River Road since there will be little or no barrier between the pathway and the lake. Brad reported that the County plans to put a hand rail of some sort between the pathway and the lake; and, that we will need to place no trespassing and no swimming signs along the edge of the lake to deter trespassers from entering the lake area. Cindy stated that she has already started working with the HOA Insurance Company as to how to deal with the change in the Green River Road Lake exposure and HOA liability.

The floor was opened for discussion regarding the Proposed Budget for 2022.

Cindy pointed out that the Proposed Budget for 2022 shows that maintenance costs, utility expenditures, snow removal/street treatment costs, property taxes, and insurance costs are increasing across the board in 2022 thus necessitating an increase in the base HOA assessment/dues from \$120.00/lot to \$130.00 per lot in 2023.

One of the homeowners present asked if the HOA can legally increase HOA dues without a vote of the membership. Cindy reminded homeowners that according to the HOA Covenants dues can be raised 10% annually without vote of the membership. A 10% increase of current baseline dues of \$120.00 would be \$12. The \$10.00 increase of the 2023 dues falls safely within that range.

**NOTE: Item 27 'ASSOCIATION' in Conditions, Reservations, Restrictions and Protective Covenants I, II, II, IV, V-A, VI-A, VI-B and Item 28 'ASSOCIATION' in Conditions, Reservations, Restrictions and Protective Covenants V-B, VI-C, VII-A, VII-B, VII-C, VII-E states:**

**"In the event the monthly assessments are increased, such shall not be increased more frequently than annually and any such increase shall not be more than Ten Percent (10%) above the amount that was being charged to the owners at the time of the increase."**

Cindy also reported that lake maintenance fees have increased to the point that the \$50 base lake fee that homeowners on private lakes no longer covers the cost of maintenance for the private lakes. Lake fees will increase in 2023 according to the cost of maintenance on each private lake.

As discussed earlier, the security cameras at the entrances are **not** functioning as the company that installed them promised. Two of them are malfunctioning and no longer repairable. It will cost over \$1000 to replace

them. The internet service has never been able to adequately serve the Sheriff's Department. As a result, the Board has decided to disarm the system. The cameras will be disarmed as of April 1, 2022.

The HOA can revisit the issue of rearming them at a later date should more advanced systems become available that would better meet the subdivision's needs.

Cindy reported that \$2000.00 has been budgeted to redo the landscaping at the Oak Hill entrance and work to repair the dams will begin after bids have been collected and approved.

No further questions or discussion was offered by those homeowners present regarding the Proposed Budget for 2022. A motion was made and seconded to approve the Proposed Budget for 2022 as presented. The homeowners present voted unanimously to approve the Treasurer's Report and the Proposed Budget for 2022 as presented.

### **RESTRICTION COMMITTEE REPORT**

The Restrictions Committee Report was submitted by Matt Krampe.

Matt reminded homeowners that upholding the restrictions within Keystone is the responsibility of every homeowner. He voiced appreciation for all the help homeowners have provided the board in keeping Keystone neighborhood safe and attractive.

He reported the following Covenant Restrictions Data for 2021:

112 Yard Lights notices were handed out

43 Street Parking Violation notices and Commercial vehicle notices were handed out

8 Trailers / Boats / Recreational Vehicles notices were handed out

The majority of homeowners achieved compliance after only 1 notice.

He asked homeowners to email him at [mskrampe@gmail.com](mailto:mskrampe@gmail.com) to report the compliance issues.

He instructed homeowners that if they do not see improvement of a reported problem within a few weeks of the report to re-contact him so that he could follow up notices to the homeowner(s).

Matt reminded homeowners of the following Covenant Restrictions and Community Standards:

**LAMP POST LIGHTS:** Yard lights need to be lit from dusk to dawn. There are three important community standards that the restrictions committee enforces for lamp posts. Light intensity (Bulb should have a minimum of 60 Watts/800 Lumens but no more than 200Watts/3400 lumens equivalent) Flickering (lights must be continuous output/ no flickering), and Color (lights should be white in color; either cool white or warm white) The HOA does permit colored bulbs approximately 1 week on either side of holidays (red/green for Christmas, orange for Halloween, etc.)

**STREET PARKING:** No vehicle associated with a residence is to be parked on any street habitually during the day or night, Overnight parking on any street in the subdivision including the common lake parking lot is prohibited.

**COMMERCIAL VEHICLES:** Commercial vehicles must be parked in enclosed garages or outside the subdivision. The community standard for commercial vehicles are those vehicles that are designed to be operated for commercial or business purposes that do not resemble passenger vehicles.



The following commercial vehicle features are not permitted in Keystone (including, but not limited to, ladder racks, external tool boxes, more than 2 axles, commercial vehicle body styles, large company logos/car body wraps, etc.) Any vehicle that looks like a normal passenger vehicle and can have all company logos and branding covered with large magnets is permitted to be parked in driveways.

**TRAILERS, BOATS, CAMPERS, RECREATIONAL VEHICLES, ETC.:** Keystone covenants mandate that no camper, motor home, recreational vehicle, truck, motorcycle, trailer, two (2) or four (4) wheeled vehicles and other similar vehicles and boats or other items used for water activity shall be parked or located on any lot unless parked or located within an enclosed garage. The community standard for this covenant is that homeowners may park their vehicles for loading and unloading purposes, however recreational vehicles should not be parked outside of an enclosed garage overnight.

**FENCES:** The HOA Covenants require that all fences be properly maintained. Proper fence maintenance is the responsibility of the individual homeowner. New fence installations or old fence repair or replacement require HOA board approval. See website for approval instructions.

**LAWN / LOT MAINTENANCE:** Lawns need to be mowed and lots properly maintained, including drainage swales. A quality stand of grass should be maintained throughout the year. Lots must also be kept free of general debris, yard waste, and construction or commercial business materials.

**PRIVATE LAKES:** Access open only to homeowners that live on that particular lake.

**COMMON LAKES:** Access open to all association members. Common lakes only accessible from common area entrance. Please respect the private property of residents who live on the common lakes (Do not trespass on private property). Homeowners must be present with non-resident guests who are using the lake.

**YARD BARN AND/OR NEW CONSTRUCTION OF ANY KIND:** Homeowners must obtain documented approval from the Review and Restrictions Committee prior to beginning any kind of construction such as adding a new yard barn, new or replacement fence, pool, garbage can enclosure, driveway expansion or any other structural changes, such as a sunroom, deck, pergola, etc. Community standards for exterior construction are found on the Keystone website under the "Review Committee" tab.

**YARD SIGNS:** Keystone HOA complies with Indiana code IC 32-21-13-4 regarding the display of political signs. The covenants do however prohibit the long-term display of all other yard signs except: FOR SALE signs. The HOA does permit short term display of the following: open house signs to be displayed at entrances only on the day of the open house. The HOA also permits the short-term display of contractor signs only during the duration of the work being done on the home. After the work is completed by the contractor, yard signs should be removed.

**SPEED LIMIT:** 30 MPH speed limit. Reports concerning speeding should be directed to the Sheriff, not the restrictions committee or HOA board.

**GOLF CART/RECREATIONAL VEHICLE OPERATION:** The Keystone covenants only restrict the parking of golf carts and other recreational vehicles on lots and lands in the subdivision, not the operation of those vehicles on the neighborhood roads. However, the Vanderburgh County sheriff's website updated Jan 28, 2021 clearly states: "Neither the City of Evansville nor Vanderburgh County has adopted any ordinance that permits a golf cart to be operated on any roadway within Vanderburgh County. Operating a golf cart on the roadway is punishable as a Class C Infraction." Reports concerning the unsafe or underage operation of recreational vehicles and/or golf carts in Keystone should be directed to the Sheriff, not the restrictions committee or HOA board.

**BLOCK PARTIES:** Homeowners cannot close any public street or cul-de-sac in the Subdivision for a block/neighborhood party without a permit from the county. The community standard for a block party includes: When a group of subdivision residents obtain a permit from the County to close their street or cul-de-sac for a block party, said residents are required to give the Keystone HOA board a copy of their permit so that the board can notify the association membership of the road closure via email prior to the event. Homeowners sponsoring the block parties are also responsible for having their own insurance for the event. The HOA does not provide insurance for private events.

**FIREWORKS:** Homeowners should review the outline regarding Indiana's Fireworks Laws that is posted on the Vanderburgh County Sheriff's website (Indiana Code 22-11-14-6). Reports concerning the unsafe or illegal use of fireworks should be directed to the Sheriff, not the restrictions committee or HOA board.

**SOLICITATION:** There are no covenants that prohibit solicitation. If you do not want solicitors, please place a sign in your entryway. If you experience any suspicious activity, please contact the Sheriff.

**POOL PARTY NOISE:** Please be mindful of your volume and be respectful to neighbors.

NOTE: The Covenants define nuisance as: "NUISANCE: No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood."

Loud pool parties and/or loud music associated with pool usage may well disturb your neighbors thereby creating an annoyance or nuisance. So please be respectful of your neighbors.

**WALKING IN THE STREET:** There are no covenants that prohibit this, however walking in the street can present a safety hazard for residents. If you can walk on the sidewalks, please do, and if you are walking in the street, especially in the evenings or at night, please wear highly visible clothing, and or walk with a light for the safety of all in the neighborhood.

**GARBAGE CAN COVENANT:** The plan for the future enforcement of garbage can compliance will be:

1. Send reminders to residents who are not in compliance with the covenant, and give ample time, warning, and opportunity for those residents to make the necessary changes, i.e., store cans out of sight from the street, or make appropriate changes to their current blind/hiding spot.
2. Once the board determines we have given ample warning and time for residents to comply with the covenant, then we will start the process of giving actual violation notices that could lead to potential legal consequences if residents do not comply.

He asked homeowners to consider becoming an active participant on the restrictions committee for the 2022-2023 year.

## **NEW BUSINESS**

Brad reported that the strip of land that Vanderburgh County acquired from the HOA for the construction of the Green River Pathway/Trail lies between Green River Road and the lake near Green River Road. According to Vanderburgh County Engineer, John Stoll, the County has not set a date to start construction on the Trail. Brad instructed homeowners to contact Vanderburgh County Engineer John Stoll at (812) 435-5773 if they had any questions regarding the Trail and its construction.

A homeowner present asked Brad about the apartment complex that is going in north of Green River Road. Brad reported that the Board was asked to meet with one of the Redwood Developers regarding the project in November. Brad reported that the land had been zoned commercial; but Redwood petitioned the Area Planning Commission and got the area rezoned residential. Redwood Apartment Neighborhoods then purchased 29 acres, north of Heckel Road, east of the Deaconess Sports Park, south of the Goebel Soccer Complex, and west of Vieth Dr. They plan to build 100 single-story single-family luxury apartment homes in that acreage. Each unit will be approximately 1300 sq feet in size and will contain 2 bedrooms, 2 bathrooms, with washer/dryer hook-ups and 2-car attached garages with 25-foot driveways in order to accommodate pickup trucks. Parking will not be allowed on the streets. All units shall be single story with the tallest gable being no higher than 20 feet. There will be 4-8 units built in contiguous sections throughout the development. None of the units will have basements. Each unit will be responsible for proper garbage can storage within their individual garage. Each garage will have two lights on either side of the garage door to light the driveways. These lights will be maintained by Redwood in order to ensure uniform lighting throughout the development. In addition to the lights on the garages, Redwood plans on submitting a lighting plan for the development to the Area Planning Commission that demonstrates that 0-1 foot-candles will be achieved at the property lines. Redwood also plans to plant 500 trees within the development. Rent for these apartments will range from \$1500 - \$2000/month. He stated that Redwood's average tenant stay is over 3 years in length which is much longer than the average length of stay for renters in apartment complexes across the nation. Brad reported that Redwood Apartment Neighborhoods developer stated that they have been successfully building and maintaining apartment home neighborhoods for 40 years. They have properties located across Michigan, Ohio, Kentucky, Iowa, North Carolina, South Carolina, and Indiana.

Brad referred homeowners to the Redwood Apartment Neighborhoods website @ [www.byredwood.com](http://www.byredwood.com) to see what current Redwood properties look like.

### **NOMINATIONS TO THE HOA BOARD**

HOA President Brad Mills opened the floor to those HOA members in attendance for nominations to the HOA Board.

Brenda Garvey volunteered to serve on the HOA Board.

The homeowners present voted unanimously to elect Brenda Garvey to the HOA Board for the 2022 - 2023 year.

The homeowners present voted unanimously to retain Brad Mills, John Skinner, Cindy Turner, and Matt Krampe on the HOA Board for 2022 – 2023 year.

**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 25, 2023.**

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