

**Annual Meeting of the Keystone Homeowners Association
Meeting Held Saturday, February 24, 2024**

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

Brenda Garvey, Board Member-at-Large

82 Lot Owners/Homeowners representing 67 Lot Owners/households were present. 22 additional Lot Owners/Homeowners were represented via Proxy. Therefore, 89 of the 518 Lot Owners/Homeowners in Keystone (or 17.2 %) 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 2023 Annual Meeting:

The minutes from the 2023 Annual Meeting of the Keystone Homeowners Association held February 25, 2023, at the Faith Bible Church in Evansville, Indiana, were read. A motion was made and seconded to approve the minutes from the 2023 Annual Meeting as read. The homeowners present voted unanimously to approve the minutes from the 2023 Annual Meeting without modification.

Sheriff Noah Robinson

Vanderburgh County Sheriff Noah Robinson addressed homeowner's regarding the need to expand the Vanderburgh County Jail, the need to expand Mental Health Care within Vanderburgh County in particular the Vanderburgh County Jail system, the Flock Camera Safety System Program, the VCSO Neighborhood Based Policing Initiative, and safety issues within the neighborhood.

Sheriff Robinson stated that the mission of the Vanderburgh County Sheriff's Office is to serve the community in a manner that enhances the quality of life in Vanderburgh County making Vanderburgh County a better, safer place to live.

He reported that Vanderburgh County still has to house inmates outside the County due to overpopulation of the Vanderburgh County Jail; and that the cost of doing this is very high. He reported that the County Jail expansion lingers along due to budgetary limits that they are operating within. He announced they would

be breaking ground for a new 170 bed addition to the jail in April 2026. This new addition will include a mental health facility as they increase their focus on assisting inmates with new and ongoing mental health issues.

Sheriff Robinson stated that the Vanderburgh County Sheriff's Office is partnering with the State of Indiana in a Peer Mentorship program which will help people to adjust to life situations upon release from jail in an attempt to decrease the number of repeat offenders. This program will include mental health counseling as well.

Sheriff Robinson addressed the members present regarding the new Flock Safety System. He stated that the "flock system" is not a security system. It is a license plate reading system that is not configured to collect long term data (it does not store images or data longer than 30 days), nor does the system analyze images of people. The flock system does not use facial recognition technology, it does not measure vehicle speed, nor does it detect red light or stop sign violation.

The flock system reads license plates of vehicles that pass within range of the camera, notifies law enforcement of any stolen vehicles or wanted person associated with that vehicle that passes a camera (which the sheriff explained is useful in enforcing restraint orders), it uses AI technology to search for and identify vehicles that pass by a camera, and it assists law enforcement in connecting vehicles to crimes.

The Sheriff stated that the Evansville Police Department has several of these cameras in place at the moment and plans to install fifty-two (52) cameras around the City of Evansville over the next four (4) months.

He stated that these cameras can identify vehicles linked to crimes and notify law enforcement officials of the whereabouts of these known vehicles.

The Sheriff proposed putting cameras at all six (6) entrances. However, neither the cameras or the ongoing service is free. Sheriff Robinson stated that he did not know what the current cost of installation of the system would be, but that it would be higher than it was in October 2023 when he had last priced the system for bulk orders; for example, he thought the current price of the cameras had risen to \$3500-\$4000/camera.

COST OF SYSTEM AS OF 10/12/2023 was:

- \$2,500/camera.
 - **We have 6 six entrances which would mean 6 cameras = \$15,000/year.**
- The Service Contract costs at least \$15,000/year and would run 5 years (vandalism or theft not covered by the contract).
 - **\$15,000/year x 5 years = \$75,000**
- There would be a fee for early termination if the system proved to be a failure like the last system we installed at the encouragement of the Sheriff's Department.
- Cost divided by 518 lot owners within the Subdivision = \$28.96/lot owner
 - \$28.96/lot owner x 5 years = \$144.80/lot owner
- \$130.00/year baseline dues + \$28.96 = at least \$158.96/year baseline dues for the next 5 years

When questioned about the availability of a discount or grant money for installation of the system, Sheriff Robinson said that he was not able to offer Keystone a discount and no grant money was available for installation of the system within Keystone.

That being said, Sheriff Robinson also reported to HOA members present that money had been secured from Vanderburgh County to install flock cameras along Green River, Heckel, and Oak Hill.

When questioned as to how many calls/dispatch runs Sheriff Deputies had made to Keystone within the last six (6) months, Sheriff Robinson stated that Vanderburgh County had made seven (7) dispatch runs and filed seven (7) incident reports in the last six (6) months.

After a lengthy discussion between the HOA members present and Sheriff Robinson regarding the cost to install the system, the utter failure the HOA experienced with the security camera system the HOA installed at the bidding of Sheriff Wedding, and the fact that Vanderburgh County plans to install Flock Cameras along the perimeter of the subdivision (Oak Hill, Heckel, and Green River); the HOA members present voted not to pursue installation of flock cameras at the Keystone entrances.

Lastly, Sheriff Robinson announced that the Vanderburgh County Sheriff's Office would be assigning a Deputy to Keystone within the next few months as part of the VCSO Neighborhood Based Policing Initiative. That Deputy would then be a liaison/contact person for Keystone Residents within the Sheriff's Department. Any resident will be able to call or text this Deputy with questions or concerns about safety issues within the subdivision.

HOA members present questioned Sheriff Robinson regarding whether or not the Sheriff's Department recommends the use of personal security systems like Ring and if the Sheriff's Department uses such systems. Sheriff Robinson stated that the Sheriff's Department does use data collected by personal security systems. He stated that personal security systems are very helpful in identifying perpetrators as well as vehicles, but do not usually read license plate numbers like the Flock Safety System.

HOA Members present questioned Sheriff Robinson about gun shots heard within the timber area south of the common lakes off of Keystone Hills Dr. Sheriff Robinson instructed members present to call 911 immediately whenever gun shots are heard. He stated that the County has much looser laws concerning discharge of firearms that the City of Evansville does, but the Sheriff's Office would gladly respond to shots being fired so close to a residential area like Keystone.

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, 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 twenty-three (23) homes sold within the subdivision in 2023. 18 homes were sold in 2022, 28 homes were sold in 2021, 37 homes were sold in 2020, 31 homes were sold in 2019, and 38 homes were sold in 2018. 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.

Cindy reported that we currently have seven (7) rental units/homes within the subdivision. She stated that renters are obligated to follow the HOA Covenants in the same manner HOA members are.

The 2024 Spring Subdivision Yard Sale will be held Friday, April 19th, and Saturday, April 20th. The 2024 Fall Subdivision Yard Sale will be held Friday, October 18th, and Saturday, October 19th. 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 each Yard Sale weekend.

Cindy announced that this will be her last year on the Board and encouraged HOA members to seriously consider joining the Board as well as the supporting committees.

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.

Landscaping and Lawn Care

Folz Lawncare was the mowing contractor for 2023. Mowing was performed every two weeks from April through October. Fewer mows were performed in the Fall due to the lack of rain.

Folz Lawncare has also been awarded the mowing/trimming contract for 2024. 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 as well as the common lake along Green River Road. Folz Lawncare will also mow and weed eat the portion of the Green River pathway adjacent to the common lake along Green River Road as needed to ensure that the area does not detract from the aesthetics of the subdivision.

Entrance Adoptions

Entrance adoptions continued throughout 2023, with the exception of the Green River Road entrance due to the continuing construction work on the Green River Bike Path, walkways, and the stop lights. This construction has changed the appearance of the entrance. The County removed the monument on the north side of High Tower; and, installed stop light and walkway poles and controls in front of the monument on the south side of High Tower. Plans are in the works to build a small monument on the north side of High Tower similar to the monuments at the entrances along Heckel. The landscaping around the monument on the south side of Heckel will be repaired once construction on the Bike Path and stop light systems is completed. It is unclear at this point as whether or not we will have lights on these monuments or not. We may no longer have access to power for lights. That will be determined once construction on the Bike Path and stop light systems is completed.

Entrance adoptions will continue throughout 2024. 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 wreath placement on each Keystone Entrance monument (two per entrance) on or near Thanksgiving with subsequent retrieval of wreaths on or near January 1st.

John thanked 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**
- **John Schuetz**

- **Mary Lou Bradley**

PEBBLESTONE DRIVE
FLAGSTONE DRIVE
SHOREHAM DRIVE
DELK DRIVE
OAK HILL ROAD.

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).

<u>Lake</u>	<u>Acres</u>	<u>Name</u>
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 were restocked in 2022 with catfish, large-mouth bass, and hybrid striped 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.

Rip rap repair and replacement began on the common lakes in October, 2022. The dam area was reseeded at that time as well. Work on the riprap and lake shoreline will continue in 2023.

Lake Treatment

Aquatic Control was the applicator for the lake treatment service managing algae and weeds for 2023. Aquatic Control will again be the lake treatment service for 2024. 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. As in 2023, Mr. Schaeffer will begin to inspect all seven lakes around March 1. 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. Shaefer.**

In 2023, Mr. Shaefer trapped and removed four (4) muskrats from lakes with in the subdivision.

NOTE: Mr. Shaefer 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

Evansville's Finest, LLC, provided security patrols on Halloween in 2023. There were no incidents reported during the night. The HOA plans to employ them to provide security for the subdivision on Halloween again in 2024.

ROADS, STREETS, AND DRIVES

Resurfacing

The County repaired potholes within the subdivision Thursday, February 23, 2023; but no streets in Keystone were resurfaced in 2023. As a note, no streets were resurfaced in 2022, 2021, 2020, or 2019 either.

John gave Vanderburgh County Engineer, John Stoll, a map of the Keystone Subdivision again this year 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.	

John asked HOA members present to email all three (3) county commissioners and complain about the condition of our streets in an effort to prompt them into action regarding resurfacing our streets.

Justin Elpers, President - jelpers@vanderburghgov.org

Mike Goebel, Vice President - mgoebel@vanderburghgov.org

Cheryl Musgrave, Member – cwmusgrave@vanderburghgov.org

Vanderburgh County Commissioner's Office

Phone: (812) 435-5241

Winter Street Treatment

Folz Lawn Care has been retained to treat the streets in Keystone Subdivision for Winter 2024-2025.

The current policy:

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

- Plowing all 6 entrances after Oak Hill, Heckel, and Green River Road have been plowed by the County.
- Treat entrances with ice melt as necessary.

John opened the floor to questions and discussion regarding HOA maintenance issues.

Several homeowners complained about the condition of sidewalks around the subdivision. John instructed homeowners to contact the County Engineers Office in regards to sidewalk repair as the sidewalks belong to the County.

A homeowner asked if the HOA could install lights at the Oak Hill entrance or a light in the center median. Since the land belongs to the County and not the HOA, the HOA cannot install lights at the entrance or in the center median.

TREASURER'S REPORT

Cindy Turner delivered the Treasurer's Report which included the 2023 Expenditures in the 2023 Budget vs Actual Cost Report as well as the Proposed Budget for 2024.

Cindy pointed out that 2023 Revenue Collections were a bit higher than projected due to the collection of late fees. She pointed out that all 518 homeowners paid their dues and late fees in 2023.

In reviewing the expenditures in 2023, Cindy noted that HOA expenses have increased across the board in the same manner as everyone's personal expenses increased in 2023. She noted that the cost of the lake treatments increased by \$1204 due to the rise in cost of the chemicals used to treat the lakes; and, mowing costs increased due to the rise in gas prices.

The floor was opened for discussion regarding the 2023 Budgeted vs Actual Cost Report. No questions or concerns were voiced by members present.

Cindy reminded homeowners that the base assessment/dues increased by \$10.00 from \$120.00 to \$130.00 in January 2023 for all homeowners in order to keep pace with increasing maintenance costs and expenses. This was the first-time base assessments/dues increased in twenty-five (25) years. She reported that the base rate did not increase in 2024.

As discussed at the 2022 Annual Meeting, the \$50.00 flat lake fee that homeowners on the private lake paid in the past no longer covers the expense to maintain the private lakes. Lake fees for owners on private lakes increased again this year (2024) in accordance with the cost of maintaining their lake.

Cindy pointed out that the \$62,002.46 that the HOA received from Vanderburgh County 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) was placed in the Money Market account.

That money will be used to reconstruct the Keystone Monument at Green River Road on the north side of High Tower that was torn down by the County to construct the Bicycle Path. Additional funds have been earmarked to 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; that being said, we have not yet received permission from the County to build such a fence as the Bicycle Path project is not yet completed.

Cindy reported that the HOA had received \$32,600.00 from Certified Forestry for trees that they had harvested from the timber area south of the common lakes south of Keystone Hills Dr.

She asked for suggestions from the members as what to do with this money. Members suggested paving a path around the lakes and building a picnic shelter/area in the common lake area.

Cindy asked for volunteers to form a committee to investigate/research this project.

The floor was opened for further discussion regarding the Proposed Budget for 2024.

No further questions or discussion was offered by those homeowners present regarding the Proposed Budget for 2024. A motion was made and seconded to approve the Proposed Budget for 2024 as presented. The homeowners present voted unanimously to approve the Treasurer's Report and the Proposed Budget for 2024 as presented.

RESTRICTION COMMITTEE REPORT

Cindy Turner delivered the Restrictions Committee report. She reminded all Keystone Homeowners Association Members that upholding the Keystone Homeowners Association Covenants and Restrictions is the responsibility of every homeowner and any homeowner can enforce the covenants.

A homeowner asked what homeowners can do regarding people fishing on the common lakes and exactly how homeowners can enforce the covenants on their own.

Cindy reported that homeowners can ask people who are fishing on the common lakes where they live; and if they are not residents, the homeowners can ask the fishermen to leave. If they do not leave, the homeowner can call the Sheriff's office and ask that the fishermen be removed on the basis that non-Keystone resident fishermen are trespassing on private property.

If it's a yard light, parked car, or garbage can covenant violation, homeowners can speak to their neighbors regarding the violation or put a note in their newspaper box in the same manner as the Restriction Committee does. Cindy asked homeowners to email her and tell her if they put a note in their neighbor's mailbox so that she could make note of the covenant violation notice in her file; and, so Brad/she could follow up regarding covenant compliance.

Rounds were made monthly in 2023 by committee members. Violation notices were distributed on a fair and equal basis as follows:

Unlit Yard Light Notices:

Jan 15: 9
Feb 11: 13
Mar 19: 15
May 23: 14
June 17: 9
July 24: 13
Aug 14: 15
Sep 24: 15
Oct 20: 12
Nov 24: 11

Garbage Can Placement Notices:

Jan 15: 11
Feb 11: 20
Mar 19: 9

June 10: 11
 July 30: 6
 Aug 13: 5
 Sep 24: 10
 Oct 29: 0
 Nov 25: 8

- We have two (2) garbage can placement rebuttals from homeowners from last year that have not yet been resolved. We will be meeting with our attorney to seek resolution.
- We have one (1) homeowner who is in long-standing noncompliance with the garbage can covenant. We will be meeting with our attorney to begin legal proceedings against him.

Parking Violation Notices:

7 notices sent

Commercial Vehicles:

1 notice sent

Cindy reminded HOA members present that there are thirteen (13) separate covenants that govern the subdivision. The Board pursued combining and updating the covenants in 2021, but the action was tabled due to the high legal cost the HOA would incur to do so.

Cindy 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:

- #1) Light intensity (Bulb should have a minimum of 60 Watts/800 Lumens but no more than 200 Watts/3400 lumens equivalent).
- #2) Flickering (lights must be continuous output/ no flickering).
- #3) 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 or in 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 to private lakes is open only to homeowners that live on that particular lake.

COMMON LAKES: Access is open to all association members only from the common area entrance. Members were reminded to respect the private property of residents who live on the common lakes by not trespassing on private property. Homeowners must be present with non-resident guests who are using the lake.

YARD BARNs 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.

Cindy reminded homeowners that this is an election year; and, therefore by law political signs are can be displayed in homeowner's yards up to thirty (30) days before and no longer than five (5) days after an election.

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, contractor yard signs should be removed.

SPEED LIMIT: The speed limit within Keystone is 30 MPH. 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 within Keystone should be directed to the Sheriff's Office, 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: The enjoyment of your pool and backyard should not come at the expense of your neighbor's enjoyment of their backyard or home.

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.

Cindy asked that all homeowners with pools be mindful of the volume of their music and "party noise," and be respectful of their neighbors.

WALKING IN THE STREET: There are no covenants that prohibit walking in the street; 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/night or early morning hours, please wear highly visible clothing, and or walk with a light of some sort for the safety of all in the neighborhood.

GARBAGE CAN PLACEMENT: Trash, garbage, or other waste or debris accumulated by the owner or occupant of any lot within the subdivision shall be kept in sanitary containers and shall be disposed of weekly. All containers and other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, in a location which cannot be seen from the street and shall be kept in such a manner as to avoid an unsightly appearance within the subdivision.

For those homeowners who own corner lots, the community standard requires that garbage cans be stored in the garage or behind blinds as opposed to being stored at the back of their homes yet visible from the street, to avoid an unsightly appearance within the Subdivision.

Cindy reminded homeowners that Keystone Subdivision holds homeowners to "the community standards" regarding maintaining their homes, keeping their garbage cans out of sight, and having the proper wattage of bulbs in their lampposts (vs dim or decorative bulbs). When consulted in 2022, our attorney stated that we could invoke "community standards" as a way to ensure compliance with these issues and the covenants. Courts have sided on the side of Homeowners Associations in these kinds of cases stating that the Associations have the right to protect the security and aesthetics of the community thus acting to preserve property values within the community. Cindy said that she would check with the attorney to make sure that this is still an enforceable concept when Board members meet with him regarding the previously mentioned items.

Cindy asked homeowners to consider becoming an active participant on the restrictions committee for the 2024-2025 year as the number of committee members dwindles every year stretching existing committee members and Board members to the limit.

The floor was opened to HOA members present for comments and questions. No additional questions or comments were offered.

NEW BUSINESS

Brad reported construction on the Green River Road Bicycle Path continues as follows:

- **Green River Road trail phase 2 – Lenape Lane to High Tower Drive**
 - Contract final completion date: April 26, 2024
 - This section of the project includes the installation of the traffic signal at High Tower, but no schedule has been determined for the installation of the signal.

Brad asked HOA members to contact Mr. Stoll @ (812) 435-5773 with any questions or concerns they have regarding the Green River Road trail project.

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 offered. No members volunteered to join the HOA Board.

Current Board Members Brad Mills, John Skinner, Cindy Turner, and Brenda Garvey volunteered to remain on the HOA Board for 2024 – 2025 year.

Given no expression of interest in serving on the HOA Board on the parts of any homeowners other than the current Board members, the Election of Board Members was declared unnecessary.

The homeowners present voted unanimously to retain Brad Mills, John Skinner, Cindy Turner, and Brenda Garvey on the HOA Board for 2024 – 2025 year.

The meeting was adjourned at 10:30 AM by HOA President Brad Mills.

The next annual meeting of the Keystone Homeowner's Association will be Saturday, February 22, 2025.

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