

**LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting**

December 5, 2011

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:09 p.m.

PRESENT

President: Jack Sweeney

Secretary/Treasurer: Laura Lancaster (via teleconference)

Board Members: William (Squeak) Kossnar, Joe Price & Blane Coon

ABSENT

Vice President: Chuck Baker

Board Member: Chris Chambers, Ryan Shubin & Christie May Ward

OTHERS PRESENT

General Manager: Cheryl Shockley

Bookkeeper/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233)

CALL TO PUBLIC

No discussion

MINUTES

Mr. Price moved to approve the November Minutes; Mr. Coon seconded the motion, and the motion carried unanimously. Mr. Price moved to approve the Minutes of the November Executive Session meeting; Ms. Lancaster seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

Mr. Price moved to approve the November Bookkeeper's Report, the Prepaid Bills and Bills for Approval. Mr. Kossnar seconded the motion. There was a discussion about

the extra compensation paid to Otis for reseeding and fertilizing, as well as trimming the oleanders that were not done last year. Otis was also compensated for the repair or three leaky faucets. *There being no further discussion, the motion to approve the November Bookkeeper's Report and the Prepaid Bills carried unanimously.*

Ms. Lancaster moved to approve the November Balance Sheet. Mr. Kossnar seconded the motion. There being no discussion, the motion carried unanimously.

Mr. Price moved to approve the November Profit & Loss Statement. Mr. Coon seconded the motion. There being no discussion, the motion carried unanimously.

Ms. Thomson asked about the Lot 200 lien filed two years ago which has not been satisfied, and at what point does a foreclosure procedure need to be commenced if the homeowner does not live up to the promised payment plan.

Mr. Sweeney asked about the Grybowski (Lot 201) lawsuit and when it will go to trial, and Mr. Churchill said it will probably be scheduled in January after the holidays.

Mr. Sweeney asked Mr. Svider if he intends to pay the fines he was assessed on the double parking violations. Mr. Svider said he is waiting for a letter from the Association denying his appeal. Ms. Thomson said she would send him the letter.

PREPAID BILLS

Date	Num	Name	Memo	Amount
11/02/2011	6346	Otis Hall	Weeds (Lot 200 reimbursed)	150.00
11/07/2011	PC	Mitch Cosby	Remove & install signs	200.00
11/08/2011	6347	Law Office of John C. Churchill	HOA (10/21)	180.00
	6347	"	Grybowski (10/21)	90.00
	6347	"	Vescio (10/21)	1,405.00
11/08/2011	6348	A & E Services	2010 Review	3,150.00
11/08/2011	6349	Allied Waste Services	3-0527-0040037	2,338.07
11/08/2011	6350	Frontier	667-2840	59.00
		"	667-4484	58.15
11/08/2011	6351	AT&T	928-667-4484	46.91
11/08/2011	6352	Davis Building Supply	Hardware to install signs	20.07
11/14/2011	6353	Cheryl Shockley	Advance	925.00
		"	Fuel Advance	100.00
11/14/2011	6354	APS	732930287 & 589381281	1,639.07
11/14/2011	6355	Petty Cash	\$200 replenish	
11/21/2011	6356	Brooke Utilities, Inc.	53017-11860	326.05
11/30/2011	6357	Cheryl Shockley	Balance November	925.00
		"	Balance Fuel	100.00
		"	Internet	24.95
11/30/2011	6358	Otis Hall	November Groundskeeping	650.00
11/30/2011	6359	Sue Thomson	November	1,150.00
		"	Oct. Pitney Bowes Rental	38.93
		"	Postage	8.36

GENERAL MANAGER REPORT

Mr. Price moved to approve the General Manager's report. Ms. Lancaster seconded the motion, and the motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Mr. Sweeney said he painted one of the bridges, and he got a bid for painting the other three bridges for \$400 from Larry Crawford. It wasn't clear if Larry's bid was for \$400 total, or for each bridge. *Mr. Price made a motion to approve payment of \$400 to Larry Crawford to paint the remaining three bridges. The motion was seconded and carried.*

The next regular Board meeting was scheduled for January 9, 2012.

ADJOURNMENT

The meeting adjourned at 6:23 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS 1/9/12