

LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting

January 9, 2012

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 p.m.

PRESENT

President: Jack Sweeney

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster (via teleconference)

Board Members: Blane Coon, Christie May Ward, Ryan Shubin, William (Squeak) Kossnar & Chris Chambers

RESIGNED FROM BOARD

Joe Price (effective 1/1/12)

OTHERS PRESENT

General Manager: Cheryl Shockley

Bookkeeper/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233), Tony Gaipa (Lot 118), Ken Ferguson, (Lot 172), Kit Furnell (Lot 16), Lauri Burke (Lot 122) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

Ms. Burke expressed concern about recent break in's and suggested that the antiquated gate and security system be updated; that many outsiders and friends of owners know gates codes, and there are probably clickers in the possession of former renters, etc. She suggested a system where codes can be changed every two or three months, a system with flexible functions, at various prices. She expressed worry over recent vehicle break in's and worries that house break in's will be next.

Mr. Sweeney said he has investigated different security systems, and he said that tapes from the camera can't capture all intruders. Mr. Baker said we can't control people coming in by water, but he suggested a camera be installed by the APS pole. Mr. Sweeney said it would cost \$5,000 for a new camera. Mr. Baker suggested pointing one camera at the bridge and pointing one to the canal. Mr. Kossnar said we need to have a company come in and give us some proposals.

Mr. Ferguson expressed his appreciation and thanked the Board for keeping the Keys running.

MINUTES

Mr. Baker moved to approve the December Minutes; Mr. Shubin seconded the motion, and the motion carried unanimously. Ms. Ward wanted to go on record that she was not technically absent from last month's meeting, due to the fact that we were unable to teleconference her in.

FINANCIAL REPORTS

Mr. Baker moved to approve the December Bookkeeper's Report, the Prepaid Bills and Bills for Approval. Ms. Lancaster seconded the motion. Ms. Ward asked for clarification of Mr. Churchill's bill for recent representation of the Association on general matters, and Mr. Churchill explained the charges. There being no further discussion, the motion to approve the December Bookkeeper's Report and the Prepaid Bills carried unanimously.

Mr. Baker moved to approve the December Balance Sheet and the December Profit & Loss Statement. Mr. Shubin 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.

Mr. Baker asked about Ms. Thomson's question last month regarding the Lot 200 lien filed two years ago and the timeframe for filing for foreclosure if the lien is not satisfied.

Mr. Kossnar asked about the Vescio debt, and Ms. Thomson reported that the deadline had passed for Mr. Vescio to reimburse the Association for the attorney fees he was ordered to pay. Mr. Churchill said he could convert the court order to a Superior Court judgment and enforce it via attachment of Mr. Vescio's assets. *Mr. Kossnar moved to have Mr. Churchill convert the Vescio court order into a Superior Court judgment and proceed with collection of the debt. Mr. Baker seconded the motion, and the motion carried unanimously.*

PREPAID BILLS

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
12/05/2011	PC	Otis Hall	#1965 (Repair water leaks; install new hose bibs)	202.50
12/07/2011	6361	Otis Hall	#1963 (oleanders)	300.00
		"	#1964 (reseed & fertilize)	150.00
12/07/2011	6362	Frontier	667-2840	58.97
		"	667-4484	58.12
12/07/2011	6363	Allied Waste Services	3-0527-0040037	2,341.10
12/08/2011	6364	Parker Office Supply	Perforated paper	33.58
12/11/2011	6365	AT&T	928-667-4484	31.49

12/14/2011	6366	Cheryl Shockley	Advance	925.00
		"	Fuel Advance	100.00
12/20/2011	PC	Lowe's	Blower vac (Lowe's)	159.82
12/20/2011	PC	Lowe's	Weed eater (Lowe's)	157.14
12/20/2011	PC	Home Depot	Solar flood light for flag (Lowe's)	43.18
12/20/2011	PC	Wal-Mart	GM office supplies	115.16
12/20/2011	6368	APS	732930287 & 589381281	1,588.45
12/20/2011	6369	Brooke Utilities, Inc.	53017-11860	302.54
12/30/2011	6370	Cheryl Shockley	Balance December	925.00
		"	Balance Fuel	100.00
		"	Internet	24.95
12/30/2011	6371	Otis Hall	December Groundskeeping	650.00
12/30/2011	6372	Sue Thomson	December	1,150.00
		"	Nov. Pitney Bowes Rental	31.08
		"	Postage	3.08
12/31/2011	6373	SCF Arizona	Workers' Comp. 4th quarter liability	<u>287.00</u>
				9,738.16

GENERAL MANAGER REPORT

Ms. Shockley said the access panel is not working again, and Mr. Sweeney said he will locate the paperwork on the previously approved new system and get it to Ms. Shockley.

Mr. Coon recommended that we self-patrol to help prevent break in's, and Ms. Shockley said she has been issuing warnings to homeowners to keep their vehicles and valuables locked up. Mr. Sweeney suggested a memo to homeowners, and a notice will be posted in the Special Notices page on our website.

Mr. Baker asked if we need guard service for race weekend. Ms. Shockley said she told Ms. Faulkner to tell her renters to be aware of the break in's, but Ms. Shockley does not think we need security for race weekend, as most folks are at the race, not in the Keys during race weekend.

OLD BUSINESS

None

NEW BUSINESS

Mr. Sweeney reported that Mr. Price resigned from the Board effective January 1. Ms. Furnell said she is interested in getting on the Board. Mr. Baker said we can have anywhere between five and eleven board members, and can the Board decide how many? He believes the best boards we've had are when we have a smaller number of board members, but who decides how many? Mr. Churchill said the CC&R's require a minimum of five, maximum of eleven on the board, and the members can decide how many. He suggested nine maximum and that board members are more proactive with a

smaller board. Mr. Chambers said that the appointment of a new board member needs to be on an agenda and that we could put it on the next board meeting agenda. Mr. Baker made a motion to keep the board at nine active members. Mr. Churchill said that it has to be put before the members to determine how many directors the board should consist of. Mr. Baker withdrew his motion. Ms. Furnell asked if she could be put on the annual meeting ballot. Mr. Baker said that a California HOA he is a member of sends nominees' information to all members, and why a nominee wants to be on the board, and the information also includes that of the incumbents. This is sent with the ballot, and he thinks this is a good method. Mr. Sweeney said that he will include on the February agenda Ms. Furnell's wish to join the board.

The 2012 annual meeting date was set for Saturday, April 7 per motion by Mr. Baker, a second by Ms. Lancaster and a unanimous vote of the Board.

Mr. Baker said that T&C Seal Coating called him, and there is a 1-1/2"-wide crack on Papago Loop. Ms. Shockley said we will be doing the roads this year and she will get bids from Sunland and T&C. Mr. Kossnar said the Town of Parker now has its own crack fill machine. Mr. Chambers said we are seeing cracks because there was a problem with the way the asphalt company last blew out the cracks. Mr. Sweeney said the weather needs to warm up before we do any repairs.

Ms. Lancaster asked if the bridges were painted, and Ms. Shockley said they were done and the gate was touched up, all for \$426.

Mr. Baker asked Ms. Shockley about the extra compensation paid to Otis for work on the oleanders and did he get his job description; that Otis's job description is the most important. Mr. Baker said he is not complaining. Ms. Shockley said Otis does a lot of work on the trash enclosures and that he does more than his job requires and that he is way underpaid. Mr. Kossnar said Otis just bought himself a golf cart so he can use it to clean up the Keys. Ms. Shockley said Otis does trash twice a week, and we've never had anybody since she has been the GM take such good care of the trash.

Ms. Shockley suggested that we look into the laws on board member write in's for ballot wording.

Mr. Gaipa presented plans for approval of exterior work at Lot 118. *Mr. Sweeney moved to approve the plans as submitted by Mr. Gaipa on proposed exterior work at Lot 118. Mr. Baker seconded the motion, and the motion carried unanimously.*

The meeting adjourned to Executive Session at 6:48 p.m.

ADJOURNMENT

The regular meeting resumed at 7:00 p.m. and adjourned at 7:00 p.m.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS ON 2/6/12