

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

February 6, 2012

CALL TO ORDER

Vice President Chuck Baker called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:01 p.m.

PRESENT

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster

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

ABSENT

President: Jack Sweeney

Board Member: Blane Coon

OTHERS PRESENT

General Manager: Cheryl Shockley

Bookkeeper/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Kit Furnell (Lot 16), Charlie Ward (Lot 227), Gary Svider (Lot 233) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

MINUTES

Ms. Lancaster moved to approve the January Minutes; Mr. Shubin seconded the motion, and the motion carried unanimously. Mr. Shubin moved to approve the January Executive Session Minutes; Ms. Lancaster seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

Mr. Kossnar moved to approve the January Bookkeeper's Report, the Prepaid Bills and Bills for Approval. Ms. Lancaster seconded the motion, and the motion carried unanimously.

PREPAID BILLS

Date	Num	Name	Memo	Amount
01/10/2012	6374	Frontier	667-2840	58.97
		"	667-4484	58.34
01/10/2012	6375	Allied Waste Services	3-0527-0040037	2,380.72
01/10/2012	6376	Davis Building Supply	Reseeding & water leak repairs	305.57
01/10/2012	6377	Law Office of John C. Churchill	HOA (11/30)	180.00
		"	Vescio (11/30)	22.50
01/10/2012	6378	Beaver Insurance Agency	Sue Thomson Surety Bond	359.00
01/10/2012	6379	Larry's Professional Painting	Bridge painting	396.00
		"	Gate touch up painting	30.00
01/15/2012	6380	Cheryl Shockley	Advance	925.00
		"	Fuel Advance	100.00
01/18/2012	6381	AT&T	928-667-4484	44.65
01/18/2012	6382	APS	732930287 & 589381281	1,585.10
01/18/2012	6383	Brooke Utilities, Inc.	53017-11860	234.31
01/24/2012	6384	Otis Hall	January Groundskeeping	650.00
01/31/2012	6385	Cheryl Shockley	Balance January	925.00
		"	Balance Fuel	100.00
		"	Internet	24.95
01/31/2012	6386	Sue Thomson	January	1,150.00
		"	Dec. Pitney Bowes Rental	31.97
		"	Postage	10.12
		"	1099 forms	8.00
01/31/2012	6387	Parker Office Supply	Paper (ST)	23.09
				9,603.29

Mr. Chambers moved to approve the January Balance Sheet and the January Profit & Loss Statement. Ms. Lancaster seconded the motion. There being no discussion, the motion carried unanimously.

GENERAL MANAGER REPORT

Ms. Shockley reported that Mr. Maxwell (Lot 238) got his truck back after being stolen, saying he had left his keys and wallet in the unlocked vehicle. There were no reported thefts over the past weekend. Ms. Ward referenced the GM report about Robbie Gordon calling Ms. Shockley to ask for permission to park his trailer in the common lot beyond the allowed time, and do these types of requests need to go on record, since the members at large do not see the monthly General Manager reports. Ms. Ward said that the public needs to know when someone has been given permission on an exception basis. Mr. Baker said it isn't necessary, as the General Manager can answer those types of questions. Ms. Shockley said she gives others permission and she keeps an eye out for any resultant problems. Mr. Gordon is not the only one who has asked for extra time in the parking lot; two others have asked Mr. Sweeney for such permission. Mr. Baker said that Ms. Shockley e-mailing the Board about such situations is the important part.

OLD BUSINESS

Mr. Chambers made a motion to nominate Kit Furnell to the Board of Directors. Mr. Kossnar seconded the motion, and the motion carried unanimously. Ms. Furnell was elected to the Board by a unanimous show-of-hands 'yes' vote.

Mr. Baker noted that it was congested in the Keys during race weekend. Ms. Shockley reported that she had a check-in person (Henry) at the gate on Thursday night between 10 p.m. and 6 a.m., plus two extra hours on Friday and Saturday. Mr. Baker asked if Henry called in the fireworks violation. Ms. Shockley said she texted Henry when the fire trucks arrived, but he was not on site. The fire trucks were called out to the Peters' house; she said that Henry was not hired as a security guard.

Ms. Shockley reported that she hasn't received a return call from anyone at Mohave Integrated about a new security system, and that Eric is out of town for 8-10 weeks. Mr. Baker suggested calling someone from Phoenix. Ms. Shockley said she is trying to contact Moonridge about their system. Mr. Chambers said he talked to Curt Bagby and he said to turn the camera at a better angle. Ms. Shockley said she thought the new camera did that, but it only works if the vehicle is right at the guard shack. Ms. Lancaster asked about illuminators or infrared. Ms. Shockley said she has had no response from the vendors she has contacted. Mr. Baker suggested a new camera be installed by the mountain or the APS pole. Ms. Shockley said that the thief/thieves may have entered the Keys at the end of Hopi to steal Mr. Maxwell's truck. Mr. Chambers suggested contacting Garrett Sholl, as he did the security set up for all the Younis commercial operations

NEW BUSINESS

Road Maintenance Proposals - Mr. Baker talked to T&C Seal Coating and Mike Dyer. T&C's proposal includes crack fills that are 3/8" wide, but they said they would fill all cracks at least 1/4" wide, except 'alligators'. T&C's bid includes tax, and they use the squeegee method utilizing 2.5 gallons of material per square yard, versus 1.25 gallons of material per square yard for the spray method. Mr. Baker said he did not talk to Sunland about their proposal. There was discussion about whether or not T&C blew out the cracks well enough the last time they did a fill, and that Ms. Shockley should be there to inspect the work as it occurs. Mr. Baker talked to T&C about where driveways meet bridges, and the resultant cracks there, and they said they would do those too. Mr. Sweeney said the roads should be done before the weather gets too warm so the material can expand when the weather does warm. He said the roads will stay in good condition for two to three years if we do the fill and seal.

Mr. Baker said that T&C could use the spray method, but they normally don't do it. Mr. Chambers said the last application wasn't applied correctly and that Sunland is more detailed about how they clean out the cracks. Sunland uses a wand with a high-powered blower. Ms. Shockley said that T&C doesn't use a spray application. Mr. Baker said that Mike Dyer told him that Sunland does good work and that the squeegee method is better; that Sunland does work for the County. He said an 'alligator' is a destroyed section of road. Mr. Baker said T&C would change their proposal to fill cracks 1/4" and larger, but he doesn't know if they would blow out the cracks better than

Sunland, and that he would rather use Sunland if T&C can't do a good job of blowing out the cracks. Mr. Chambers said that T&C dealt with a new road surface, and now the road is older. Ms. Shockley said that the spray application takes longer than the squeegee application, and Ms. Baker said he is concerned about overspray. Mr. Ward said there is some overspray, but the application is more consistent, and the edges build up which when driven over pushes more material into the cracks. It was noted that one bid was good for 15 days, and the other bid good for 30 days, but both vendors said they will beat each other's price. Mr. Kossnar said he thought it's time to make a change to Sunland.

Mr. Kossnar suggested accepting the Sunland Asphalt proposal for the seal coating portion only, with no city tax being applicable. Mr. Baker said we can get the striping done cheaper. Ms. Shockley said the striper put in the stop bars, but they get worn off (Sunland's proposal includes stop bars). She said we bought the paint for the stop bars last time. And the tabs are okay.

Mr. Kossnar made a motion to hire Sunland Asphalt for crack fill, seal coating and striping for a total price (including tax) of \$29,500. Ms. Ward seconded the motion, and the motion carried unanimously.

Budget – The proposed budget was reviewed, and Ms. Shockley inquired about the possibility of increasing the groundskeeper budget to compensate Otis for his extra, ongoing work keeping the trash area clean.

Ms. Lancaster made a motion to approve the 2012 Budget as proposed. Mr. Shubin seconded the motion, and the motion carried unanimously.

Annual Meeting Documents – The Board reviewed drafts of the annual meeting documents, and Mr. Baker recommended that the Board of Directors be limited to nine members, but who decides how many it should have. Mr. Churchill said he doesn't think the Board can make that determination, and the members are not required to vote in eleven members to the Board. Mr. Baker said we are not trying to change the By-laws; that this issue presents itself in the CC&R's. Mr. Churchill said that the CC&R's say the Board shall consist of five to eleven members. The Board, in the By-laws, has the ability to say it can consist of less than eleven members.

Mr. Chambers suggested that anyone who wants to be on the ballot should prepare a bio, and Mr. Shockley said no, that didn't work before. Mr. Chambers disagreed and said we should give everyone a chance. People who want to be on the Board in the future should have a chance to get on the ballot before it goes out to the members. Mr. Shubin agreed.

Mr. Churchill further advised that the Bylaws can be amended by a majority of acting Directors, or by members.

A Special Notice will be posted on the website this week regarding filling at least one Board vacancy at the Annual Meeting.

Further ballot language will be discussed in Executive Session, and the meeting adjourned to Executive Session at 6:51 p.m.

The regular meeting resumed at 7:10 p.m.

The next regular meeting date was set for March 5.

Mr. Shubin made a motion that the Association's members be asked to vote at the annual meeting on whether or not to limit the Board to nine (9) members to alleviate quorum issues. Ms. Lancaster seconded the motion. Mr. Chambers abstained, and all other directors present approved the motion.

ADJOURNMENT

The meeting adjourned at 7:12 p.m.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS 3/5/12