

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

March 5, 2012

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:15 p.m.

PRESENT

President: Jack Sweeney

Vice President: Chuck Baker

Board Members: Blane Coon, Christie May Ward, William (Squeak) Kossnar & Kit Furnell

ABSENT

Secretary/Treasurer: Laura Lancaster

Board Member: Chris Chambers & Ryan Shubin

OTHERS PRESENT

General Manager: Cheryl Shockley

Bookkeeper/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Charlie Ward (Lot 227)

CALL TO PUBLIC

Mr. Ward's request to discuss the proposed removal of the street light adjacent to his property was deferred to that agenda item.

MINUTES

Mr. Coon moved to approve the February Minutes as corrected; Mr. Kossnar seconded the motion, and the motion carried unanimously. Mr. Kossnar moved to approve the February Executive Session Minutes as corrected; Mr. Baker seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

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

PREPAID BILLS

Date	Num	Name	Memo	Amount
02/08/2012	6388	Henry R. Baca	Security/race weekend	390.00
02/08/2012	6389	Law Office of John C. Churchill	HOA (12/31)	90.00
		"	Grybowski (12/31)	58.38
02/08/2012	6390	Frontier	667-2840	59.14
		"	667-4484	58.51
02/08/2012	6391	AT&T	928-667-4484	41.54
02/08/2012	6392	Allied Waste Services	3-0527-0040037	2,372.53
02/15/2012	6393	Cheryl Shockley	Advance	925.00
		"	Fuel Advance	100.00
02/16/2012	6394	LMK Security Deposits	Transfer Sec. Dep. (Lot 11)	
02/20/2012	6395	APS	732930287 & 589381281	1,602.49
02/20/2012	6396	Brooke Utilities, Inc.	53017-11860	208.26
02/29/2012	6397	VOID		
02/29/2012	6398	Cheryl Shockley	Balance February	925.00
		"	Balance Fuel	100.00
		"	Internet	24.95
02/29/2012	6399	Otis Hall	February Groundskeeping	650.00
02/29/2012	6400	Sue Thomson	February	1,150.00
		"	Jan. Pitney Bowes Rental	31.08
		"	Postage	8.30
				<u>8,795.18</u>

Mr. Baker moved to approve the February Balance Sheet. Mr. Kossnar seconded the motion, and the motion carried unanimously. Mr. Baker moved to approve the February Profit & Loss Statement. Ms. Ward seconded the motion, and the motion carried unanimously.

Mr. Baker asked Mr. Churchill about the status of the Vescio legal fee collection matter, and Mr. Churchill said he would be transferring the court order to a judgment for collection purposes. Mr. Churchill reported there has been no decision yet on the Grybowski trial, but he said the Grybowski's star witness was caught eavesdropping, so the judge excluded that person from testifying on their behalf.

GENERAL MANAGER REPORT

Mr. Baker moved to approve the February General Manager's Report. Ms. Ward seconded the motion. Mr. Baker asked about warnings to Kevin Derby and Chris Chambers about the 7-day parking rule in the common lot, and about Mr. Gordon parking his (semi) trailer in the lot over the allowed period of time. Ms. Shockley said the rule is 7 days max, then you must move your vehicle, but you can only park in the lot a total of 14 days within a 30-day period. Kevin Derby can park there because he has Russ Derby's lot sticker on his vehicle, and Kevin is working on a dock. He got a warning about the 7-day rule and was told he needs to move off the street if not working on the dock. Mr. Sweeney said Mr. Gordon brings in his (semi) trailer once a year and has asked for additional parking time. Mr. Sweeney doesn't think it is a big issue. Mr.

Coon said we can't reprimand others if we allow for special circumstances. Mr. Baker said two people asked him about Mr. Gordon's trailer, and he told them that the lot is not being used much right now, but he can bring it up with the Board if there's an issue. Ms. Shockley said she has given a lot of people permission to extend their parking periods, and people should just ask her; she doesn't allow anyone to abuse use of the parking lot, and she has asked people to move their vehicles from the lot. *There being no further discussion, the motion carried unanimously.*

OLD BUSINESS

Ms. Shockley reported that Sunland Asphalt did not want to reduce their proposal price for the seal coat project. She investigated the spray process and got feedback from T&C Seal Coating. She also talked to Bill Berry in Miraleste when they had their streets done. Ms. Shockley said she looked at two jobs Sunland did in Havasu, and the overspray was still visible. Mr. Sweeney said the spray method typically is used for a lot in disrepair, when there is decay and the surface is rough, in which case you cannot use the squeegee method. He said the spray is not applicable to us, because our streets are in good condition, and it would leave puddles on our smoother surface. Ms. Shockley said if we could have addressed the problems with T&C before, she thinks the problems could have been resolved. She said Bill Berry is happy with T&C's work in Miraleste. She said T&C will do the crack fill and seal coat for \$29,500. Mr. Kossnar said Mr. Chambers was upset because T&C didn't previously blow out the cracks well. Mr. Baker said T&C has done a good job over the years and that Ms. Shockley just needs to oversee the work. Ms. Shockley said Sunland did the Fire Department side of the premises to resolve some problems, but there were no problems on the Sheriff's Office side of the premises, which T&C did.

Mr. Baker moved to hire T&C Seal Coating for \$29,500, including tax, to do the ¼" minimum crack fill and the seal coat. Mr. Coon seconded the motion. Mr. Sweeney said he thinks the spray is not applicable to us. Ms. Shockley said it would take up to four days to complete the project and that T&C is used to getting homeowners in and out of the Keys. There being no further discussion, the motion carried unanimously.

The draft ballot for the annual meeting having been reviewed, Mr. Churchill said the agenda needs to include a vote on whether or not to reduce the Board of Directors to 9, which the HOA members need to approve. Mr. Ward asked if it has to be the top 11 voted for, and Mr. Churchill said the maximum is 11, but you can have 5, or more. Mr. Baker said we've had as few as 5, up to 11. Mr. Ward said that at every other annual meeting there has been 11 elected, and do you have to get members to vote on it. Mr. Churchill said that the Board suggests asking members' blessing for the reduction to 9 for quorum issues. Mr. Sweeney said that the problem is that you have 9 incumbents, and the write in's will probably become elected as directors number 10 and 11, and people sometimes get on the Board when it is an agenda item at a regular Board meeting. Mr. Baker said we are just asking the members if they would like to reduce the Board, based on the current Board's suggestion.

Mr. Baker made a motion to accept the annual meeting documents as proposed. Mr. Kossnar seconded the motion. Mr. Churchill said the proposal is just a suggestion, but the Board could make the decision itself. Mr. Baker said that 95% of the members are

happy with the Board's actions; 5% are not happy, unless we have a renter issue or a height issue. *There being no further discussion, the motion carried unanimously.*

NEW BUSINESS

The proposed street light removal at Lot 228 was discussed. Mr. Sweeney opposes it because it would be dark without it. Mr. Baker said we have been through this before; APS made a map of coverage, and they didn't want to make any changes, and they need to approve its removal. Ms. Shockley said we can do what we want because we paid for these lights. Mr. Baker agreed with Mr. Sweeney. Mr. Sweeney said a plan for relocation can be submitted, but he is adamantly opposed to removing it. Mr. Ward said it could be moved to the corner of the property on the north side between the building and the property line. Mr. Ward's building is only 4" from the property line. *Mr. Sweeney moved to allow relocation, not removal, of the street light at Lot 228 subject to approval of the new location. Mr. Kossnar seconded the motion.* Mr. Baker said that to save time, we should not approve a plan to move it to other than the Lot 228/227 property line. Mr. Sweeney said we should not approve a plan to move it near the transformer. Mr. Ward said there may be a 20' setback. Mr. Sweeney said it can be moved behind the transformer, but not to the other side of the street, as it would create too big a lighting gap. *There being no further discussion, the motion carried unanimously.*

Mr. Churchill, having just reviewed the Bylaws, said that members may elect 2 members to the Board as alternates. Mr. Baker said we did that once, and it was a joke.

Lighting on Hopi Drive was discussed, with Garrett Sholl to be enlisted to make a solar proposal for the bridge. Mr. Sweeney said that would be expensive, and he said that he will be done working in California at the end of April and that Ms. Shockley should give him a wish list, and he will price them out. Mr. Sweeney asked if the Board wants him to research an entirely new security system, and he further stated that if a gate-opening device isn't carried on your person, it won't be secure. Mr. Baker suggested a camera at the bridge. Mr. Sweeney said the last time he priced a new security system it was \$5,000 to \$6,000. Ms. Shockley said that since Mr. Sweeney has been gone, she has gone through footage to try to identify perpetrators at the exit gate, and she can't get anything definitive. The entrance gate seems to have better lighting, as the pictures are better, and can't we get better lighting at the exit gate. She said we have color photos at the entrance gate and black and white photos at the exit gate.

Ms. Shockley also reported that the antenna was on a pole by the fence, but now the gate won't open until you are right in front of it, and she asked Mr. Sweeney where we can purchase a new antenna. Mr. Sweeney said he would get a new antenna. Ms. Shockley said that Eric has been in Florida for an extended period of time, but she got gate information from other homeowner associations.

The meeting adjourned to Executive Session at 7:15 p.m.

The regular meeting resumed at 7:40 p.m.

*Mr. Baker made a motion to approve the purchase of two sets of signs; ARS compliant **Private Property - No Trespassing** signs and compliant **Property Under Surveillance** signs. Mr. Kossnar seconded the motion, and the motion carried unanimously.*

The next regular meeting date was set for April 2.

ADJOURNMENT

The meeting adjourned at 7:41 p.m.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS APRIL 2, 2012