

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

**May 7, 2012**

**CALL TO ORDER**

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:03 p.m.

**PRESENT**

*President: Jack Sweeney*

*Vice President: Chuck Baker*

*Secretary/Treasurer: Laura Lancaster*

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

**ABSENT**

**OTHERS PRESENT**

*Bookkeeper/Recording Secretary: Sue Thomson*

*Legal Counsel: John C. Churchill*

*Guests: Charlie Ward (Lot 227); Gary Svider (Lot 233); Bill Manderscheid (Lot 228); Karl Bozeman (Lot 61); Carla Faulkner (David Plunkett Realty); Heather Wilson & Troy Denham.*

**CALL TO PUBLIC**

**MINUTES**

*Ms. Lancaster moved to approve the April Minutes; Mr. Baker seconded the motion, and the motion carried unanimously. Mr. Baker moved to approve the April Executive Session Minutes; Ms. Furnell seconded the motion, and the motion carried unanimously.*

**FINANCIAL REPORTS**

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

## Prepaid Bills for Approval

Date	Num	Name	Memo	Amount
04/03/2012	6418	Law Office of John C. Churchill	HOA (2/29)	292.50
		"	Grybowski (2/29)	1,095.75
04/04/2012	6419	SCF Arizona	1st quarter liability	286.00
04/04/2012	6420	Allied Waste Services	3-0527-0040037	2,384.81
04/04/2012	6421	Frontier	667-2840	58.70
		"	667-4484	58.25
04/09/2012	6422	Precision Striping, Inc.	Road Striping	2,900.00
04/13/2012	6423	Cheryl Shockley	Advance	925.00
		"	Fuel Advance	100.00
04/19/2012	6424	APS	732930287 & 589381281	1,612.09
04/19/2012	6425	Brooke Utilities, Inc.	53017-11860	235.06
04/19/2012	6426	AT&T	928-667-4484	37.79
04/19/2012	6427	Global Gate Controls, Inc.	25 Stanley remotes	353.75
04/19/2012	6428	Buckskin Sanitary District	311-41-247BA1	322.45
		"	311-41-247BA2	106.21
		"	311-41-248A1	322.45
		"	311-41-248A2	106.21
		"	311-41-249AA1	322.45
		"	311-41-249AA2	106.21
		"	Ink #51808	79.28
04/20/2012	6429	Parker Office Supply	Envelopes #4769	192.93
04/30/2012	*	Cheryl Shockley	Balance April	925.00
		"	April	100.00
		"	April	24.95
04/30/2012	*	Otis Hall	April Groundskeeping	650.00
04/30/2012	*	Sue Thomson	April	1,150.00
		"	March Pitney Bowes Rental	39.07
		"	Postage meter refill	200.00
		"	Postage	5.40
		"	AZ Corp. Comm. filing fee/Annual Report	10.00
				<b>15,002.31</b>

*Mr. Baker moved to approve the April Balance Sheet. Mr. Shubin seconded the motion, and the motion carried unanimously. Mr. Baker moved to approve the April Profit & Loss Statement. Mr. Shubin seconded the motion, and the motion carried unanimously.*

Collections Report – Deferred to Executive Session.

## GENERAL MANAGER REPORT

Ms. Shockley (having resigned her position on April 30) was not present to answer questions about her final General Manager's Report, and Mr. Baker had questions

about the shed break-in, specifically what items were stolen, their value, and whether or not it should be reported to our insurance company. Mr. Chambers sent Otis to buy replacements; he said Otis has help from a kid in Lakeside, but he said Otis should be the only one with a key to the shed. Ms. Furnell and Mr. Coon both said they have seen Otis's helpers get into the shed. Otis is to buy replacement items, and Ms. Thomson will find out what those items consist of. Mr. Baker asked if we should lock the equipment in the guard shack; Mr. Sweeney said that wouldn't help, nor would assigning responsibility of the equipment to Otis (where he could take it to other jobs). There was another suggestion that the equipment be secured inside the shed with a chain. Mr. Sweeney said this is the first time this has happened. *Mr. Shubin moved to approve the April General Manager's Report; Mr. Kossnar seconded the motion, and the motion carried unanimously.*

## **OLD BUSINESS**

Mr. Baker said the new General Manager will have to follow up with the gate problems. Mr. Sweeney said the exit gate has a different controller than the entrance gate. The entrance gate has only one motor for both the in and out functions, whereas the exit gate has two separate motors. He said we upgraded to the single motor for about \$200, and it would be worthwhile to use that one if we need to do major work to the entrance gate.

Mr. Chambers reported that the guard shack door has been installed, but the door jams need painting. He said Larry Crawford would do it for \$75. *Mr. Coon moved to hire Larry Crawford to paint the guard shack door jams for \$75. Mr. Kossnar seconded the motion, and the motion carried unanimously.*

Mr. Kossnar said he misplaced the verbiage for the proposed new security signs, but he will get it again.

Mr. Sweeney said he has not yet ordered new antennas. He said he is still working in Orange County, but he will be finished soon and can then concentrate on researching a new security system. He said the problem with the current system is that the camera can't take enough frames to produce a clear picture. We need 30 frames per second, and we need more lighting. He said he needs to sit down for several hours with ADI, then ADI will need one week to provide us with a plan. Mr. Baker suggested a work session. Mr. Sweeney said the new system will be very expensive.

## **ELECTION OF OFFICERS**

*Mr. Baker moved to retain the same officers. Mr. Shubin seconded the motion, and the motion carried unanimously.*

President	Jack Sweeney
Vice-President	Chuck Baker
Secretary/Treasurer	Laura Lancaster

## NEW BUSINESS

Mr. Baker requested a quick Executive Session to discuss some aspects of the General Manager's job. All three candidates for the General Manager position are in attendance, and some of the Board members previously spent a couple of hours with them. He said they are all competent and capable of doing a good job. Ms. Ward asked when this occurred, as she didn't get notice. It was discovered that Ms. Shockley had used Ms. Ward's old e-mail address, so she didn't receive notification. Mr. Churchill said the gathering was just a casual get together; it was neither a formal or informal meeting, it wasn't a work session, and no decisions were made.

The meeting adjourned to Executive Session at 6:35 p.m.

The regular meeting resumed at 6:55 p.m.

The candidates introduced themselves, for the benefit of those not at the last get together.

Heather Wilson passed out her resume and discussed her qualifications for the position, her current positions and former occupations. She said she would have no problems with the late night patrols; she is set up with a home office, and she has a Razor.

Karl Bozeman said he has been in the Keys since 1977; he is a retired railroad engineer (31 years), retiring a couple of years ago. He said he has free time, and the hours don't bother him.

Troy Denham said he has been in the construction business for 20 years, currently living with his mother in the Keys. The hours don't bother him, and he knows almost everyone. He said he has been coming here since the 70's, and he would show no favoritism to people; he has no problem with paperwork and can set up an office in his garage.

The meeting adjourned again to Executive Session at 7:02 to discuss the candidates' qualifications; the candidates were told they would be contacted tomorrow about who will be hired as General Manager.

The regular meeting resumed at 7:15 p.m.

Ballots were distributed and counted for the vote on who to hire as the new General Manager. Heather Wilson received seven votes, and Troy Denham received two votes. *Mr. Baker moved to hire Heather Wilson as the new General Manager at the rate of \$1,850 per month, plus a \$200 monthly fuel allowance. Ms. Lancaster seconded the motion, and the motion carried unanimously.*

The next regular meeting date was set for June 4.

## **ADJOURNMENT**

The meeting adjourned at 7:18 p.m.

Submitted by Recording Secretary, Sue Thomson  
APPROVED BY BOARD OF DIRECTORS JUNE 4, 2012