

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

**January 7, 2013**

**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

*Board Members:* William (Squeak) Kossnar, Kit Furnell, Ryan Shubin & Christie May Ward (via teleconference)

**ABSENT** Chris Chambers & Blane Coon

**OTHERS PRESENT**

*Bookkeeper/Recording Secretary:* Sue Thomson

*General Manager:* Heather Wilson

*Legal Counsel:* John C. Churchill

*Guests:* Gary Svider (Lot 233), Robbie Kaufman (Lot 180) & John Croteau (Lot 171)

**CALL TO PUBLIC**

Mr. Croteau noted that Ms. Wilson did a good job over the holiday weekend; it was quiet. Ms. Furnell concurred that Ms. Wilson is doing a great job, and things are going smoothly. Mr. Kaufman reported that the owners across from him (Lots 217/218) are doing a good job refurbishing their dock.

**MINUTES**

*Mr. Baker moved to approve the December Minutes; Ms. Lancaster seconded the motion and the motion carried unanimously.*

**FINANCIAL REPORTS**

*Mr. Baker moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Mr. Kossnar seconded the motion and the motion carried unanimously.*

**PREPAID BILLS FOR APPROVAL**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
12/03/2012	6557	Parker Office Supply	Billing supplies & paper for flyer	50.50
12/04/2012	6558	Davis Building Supply	Landscape maintenance	49.50
12/04/2012	6559	Peachtree Business Products	Incident reports & violation tags	143.00
12/04/2012	6560	Frontier	667-2840	59.42
		"	667-4484	62.91
12/04/2012	6561	Law Office of John C. Churchill	HOA (Oct. & Nov.)	405.00
		"	Grybowski (Nov.)	184.45
12/14/2012	6562	Heather Wilson	Advance	925.00
		"	Fuel	100.00
12/15/2012	EFT	Allied Waste Services	3-0527-0040037	2,483.21
12/19/2012	6563	Parker Tree Service	Trim & clean out tall oleanders	3,000.00
12/19/2012	6564	AT&T	928-667-4484	28.51
12/19/2012	6565	APS	589381281	1,541.04
12/19/2012	6566	Brooke Utilities, Inc.	53017-11860	219.61
12/21/2012	6567	APS	732930287	67.09
12/27/2012	6568	Desert Dominion Security	New Years (45 hrs.)	1,176.75
12/31/2012	6569	Heather Wilson	December balance	925.00
		"	Fuel	100.00
12/31/2012	6570	Otis Hall	December Groundskeeping	750.00
12/31/2012	6571	Sue Thomson	December	1,150.00
		"	November Pitney Bowes Rental	28.00
		"	Postage	108.80
12/31/2012	6572	Desert Dominion Security	New Years Eve (8 hrs.)	209.20
12/31/2012	PC	La Paz County Sheriff	Police Report (10/13/12)	3.00
12/31/2012	PC	Wal-Mart	Pinesol/trash bags (10/13/12)	24.85
12/31/2012	PC	Ace Hardware	Sprinklers (11/30/12)	25.31
12/31/2012	6573	Petty Cash	Replenish	
12/31/2012	6574	SIGNCRAFT	Banners	174.16
				<b><u>13,994.31</u></b>

*Mr. Baker moved to approve the December Balance Sheet; Ms. Lancaster seconded the motion. Mr. Baker noted that Lot 118 needs to submit a rental security deposit; Ms. Thomson will send a request letter for the security deposit. It was also noted that Lot 130 has a rental notice ad published. There being no further discussion the motion carried unanimously.*

*Ms. Lancaster moved to approve the December Profit & Loss Statement; Mr. Shubin seconded the motion and the motion carried unanimously.*

Collections Report – Ms. Thomson gave Mr. Churchill the documents needed for him to file a lien against Lot 240 for delinquent dues. It was noted that Lot 200 has been listed

for sale. Ms. Thomson is to get updated documents to Mr. Churchill so he can prepare and record a revised lien on that property.

## **GENERAL MANAGER REPORT**

*Mr. Shubin moved to approve the December General Manager's Report; Ms. Lancaster seconded the motion, and the motion carried unanimously.*

## **OLD BUSINESS**

Lighting at the gate – Mr. Sweeney found some LED solar lights for \$70 each, which lights are the equivalent of 700-watt bulbs, and he suggested purchasing four of them. *Mr. Kossnar made a motion that the Association purchase four LED solar lights at a price of \$70 each. Mr. Baker seconded the motion. Mr. Sweeney said the solar lights are battery powered, dimmable and are sensitive to motion. He also said these will save the need for electrical work in the guard shack. Mr. Sweeney said he would purchase them tomorrow. There being no further discussion, the motion carried unanimously.*

Oleanders – Mr. Baker said the oleanders have been trimmed and look good. Mr. Sweeney said he measured the top at 8' from the high spot in the road. Ms. Wilson said Parker Tree Service refunded her \$200 so she could personally finish removing the underbrush debris, as she was not happy with the way Parker Tree Service left it.

Dock 217/218 – The dock repair is about halfway finished.

## **NEW BUSINESS**

Holiday Report – Compliance with the rules was much improved over the New Years' holiday. Ms. Furnell said she heard a guy telling a girl, "No, you can't drive...it's against the rules."

Race Weekend – Ms. Wilson said she talked to the local rental agencies, and they say their rental properties are totally booked for the 425 race weekend. Security needs were discussed. *Ms. Lancaster made a motion that the Association hire security for race weekend, from Thursday night through Saturday night (1/31 – 2/2); Mr. Baker seconded the motion, and the motion carried unanimously. Mr. Baker commented that Desert Dominion Security does a good job.*

Annual Meeting – The 2013 Annual Meeting was scheduled for Saturday, March 30 at 9:30 a.m., registration at 9:00 a.m.

The next regular meeting date was set for February 4, 2013. Ms. Thomson will have a draft of the 2013 Budget so it can be discussed and approved at the February meeting.

## **ADJOURNMENT**

The meeting adjourned at 6:18 p.m.

Submitted by Recording Secretary, Sue Thomson  
APPROVED BY BOARD OF DIRECTORS FEBRUARY 4, 2013