

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

**October 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, Ryan Shubin, Christie May Ward, Blane Coon & Kit Furnell

**ABSENT**

*Board Member:* Chris Chambers

**OTHERS PRESENT**

*Business Manager/Recording Secretary:* Sue Thomson

*General Manager:* Heather Wilson

*Legal Counsel:* John C. Churchill

*Guests:* Chuck Smith (Lots 103/104), Gary Svider (Lot 233), Tony Gaipa (Lot 120), Charlie Ward (Lot 227), Steve Heisen (guest of Laura Lancaster), Carla Faulkner (David Plunkett Realty) and Bob Gory & Kim Gory Harsch (Robert Gory Realty)

**CALL TO PUBLIC**

Mr. Coon asked about the status of street cleaning, and Mr. Kossnar said he would check with the County.

**MINUTES**

*Ms. Ward moved to approve the September Minutes; Mr. Coon seconded the motion. Two corrections were noted. There being no further discussion the motion to approve the September Minutes as corrected carried unanimously.*

**FINANCIAL REPORTS**

*Ms. Ward moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Ms. Lancaster seconded the motion. Mr. Baker asked about the Lot 85 citation protest hearing that is still being requested by the owner. Ms. Wilson said that they asked about the status of their protest hearing only after they decided to just pay the find at the time Ms. Wilson went to their house to talk to them about the citation, so it was assumed they were no longer protesting. A check for the fine was received on October 2. There being no further discussion, the motion carried unanimously.*

**PREPAID BILLS FOR APPROVAL**

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
09/04/2013	6699	Desert Dominion Security	Labor Day Weekend	856.05
09/10/2013	6700	Law Office of John C. Churchill	HOA 7/28	50.00
09/10/2013	6701	Advanced Mechanical & Plumbing	Toilet repair in guard shack	161.17
09/10/2013	6702	Frontier	667-2840	59.29
		"	667-4484	62.77
09/10/2013	6703	Davis Building Supply	Lawn, hose, timer & battery	179.51
09/13/2013	6704	Heather Wilson	Advance	925.00
		"	Fuel	100.00
09/13/2013	6705	AT&T	928-667-4484	37.76
09/14/2013	EFT	Allied Waste Services	3-0527-0040037	2,511.44
09/23/2013	6706	Brooke Utilities, Inc.	53017-11860	471.73
09/24/2013	6707	APS	732930287 & 589381281	1,661.94
09/30/2013	6708	Heather Wilson	September balance	925.00
		"	Fuel	100.00
09/30/2013	6709	Otis Hall	Sept. Groundskeeping	750.00
09/30/2013	6710	Sue Thomson	September	1,150.00
		"	Aug. Pitney Bowes Rental	28.00
		"	Postage	<u>113.14</u>
				10,142.80

**BILLS FOR APPROVAL**

Advanced Mechanical & Plumbing	\$134.71
Cintas	188.68

Collections Report – No delinquencies.

**CITATIONS ISSUED**

09/03/2013	114 - Leek, James & Linda	White line citation 8/19/13	50.00
09/21/2013	208 - Richards, Jim	White line citation	<u>50.00</u>
			<u><b>100.00</b></u>

Ms. Wilson asked that the Lot 43 rental property citation of July 2 be dismissed because she misdirected the citation hard copy, and the renters' security deposit was refunded before the agent received a copy of it. *Mr. Coon moved to dismiss the Lot 43 rental property citation of July 2; Ms. Lancaster seconded the motion. The motion carried, with Mr. Baker opposing the motion.*

*Mr. Baker moved to approve the September Balance Sheet; Ms. Lancaster seconded the motion and the motion carried unanimously. Ms. Ward moved to approve the September Profit & Loss; Mr. Shubin seconded the motion and the motion carried unanimously.*

## **GENERAL MANAGER'S REPORTS**

There was still a lot of dog poop Ms. Wilson bagged and tagged with violation notices earlier in the month. There were no more problems later in the month.

There are still people going through the dumpsters looking for cans and other treasures, leaving a mess for Otis to clean up.

Brooke Water repaired a water leak on Yaqui.

A witness reported an intoxicated woman hit the first bridge and was driving down to the end of Moovalya Drive. Ms. Wilson found her and ordered her to turn off her motor and get out of the vehicle before she goes into the river, at which time she started running down the street, very intoxicated, trying to hide. The Sheriff came and arrested her and had her vehicle towed out.

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

## **COMMITTEE REPORT ON RENTAL ISSUES**

No activity as yet. Ms. Lancaster distributed handouts. Mr. Baker brought up the subject last month merely to start the conversation. Ms. Wilson said she is getting feedback from some homeowners regarding their desire to contribute to the process (Tony Gaipa, Wayne Nasby and Chuck Smith). Mr. Baker said he is surrounded by rental properties that house too many people, further stating that a 4-5 person family presents no problems, but the bachelor parties and other weekenders with 20+ people are noisy and create parking issues. He said the Keys is probably the only location in Parker and Havasu where one can rent inside a gated community, and it results in overcrowding and overtaxing of the infrastructure. It was also reported that there are frequent occurrences of groups renting three or four houses where everyone is going back and forth between the rental houses. Mr. Baker also said there is frequent partying going on after 1 a.m. and he yells for them to please be quiet, but they just yell back. This doesn't happen every weekend, but we need to find a way to police these abuses of privilege, and he does recognize that homeowners also make noise.

Ms. Wilson reported on a Papago owner complaining of people passing through their property, and Mr. Smith suggested no trespassing signs. Mr. Coon said gates were installed, but then

tore down. Mr. Gaipa said he has seen people swim across the canal to other houses, and he said he can put gates up on one side of his property.

Ms. Wilson talked about a VRBO short-term lease form that includes a reminder, as a deterrent, about the property being in a residential area with a curfew, including a warning that the Sheriff's office can remove them. Mr. Sweeney mentioned again, as he did last month, about the reported number of rentals we had in the month of July, which was 168, including 1,240 occupants and 388 extra vehicles. This creates a burden on the homeowners and the trash. The realtors need to have their phones on when there's a problem and we have to call them.

Mr. Kossnar reported he has been met with bad attitudes when he has asked folks to slow down. Ms. Ward said people use their dock to park their boats to run across the street to Circle K. She said she told one guy that she was taking photos, and when she reported the incident to the Sheriff's Office, they found him at Roadrunner, and he was arrested. Mr. Kossnar also said he has seen four boats parked on 50' of dock, which caused an encroachment on a neighboring dock, then not moving when he asked them to move.

Ms. Lancaster said we shouldn't give out more passes than there is room for boat parking. Mr. Kossnar said the guard at the gate gives out the passes, but there is no control at the gate over the distribution of passes. Mr. Sweeney said the guards can't police and interrogate everyone who approaches the gate; they can only make sure that every vehicle entering has a pass for a designated property. Mr. Coon said overflow guest vehicles are parking in neighbors' properties when the owner's space and the overflow lot is full.

Ms. Harsch said she is here tonight to help with the problems, and that her phone is on 24/7.

Mr. Baker said his realtor for his Indio house meets the renters at the house and checks out the number of occupants and gets them settled; then checks them out before they leave. Mr. Heisen said the security guards at the gate should be interrogating entrants, and that the security guards shouldn't give out extra passes. Ms. Wilson said the security guards do what we tell them to do and that they are not at the gate just for guest entry purposes. They also patrol the streets. Mr. Heisen said we should then hire two agents.

Ms. Lancaster suggested the committee meet for ideas before the next Board meeting. Mr. Baker said he doesn't have time to meet with the committee before next month.

Ms. Furnell said we need to see the rental contracts. Mr. Baker said Thursday nights are also getting bad, and Mr. Baker said to Mr. Gaipa, "You're not here, so you don't see what's going on." Mr. Gaipa replied that he should be called so he can blacklist problem tenants. Mr. Smith said he, too, doesn't know what's going on with his rentals, and that people aren't going to complain to the property owners. Although Mr. Gaipa said he would disconnect his outdoor speakers, Mr. Sweeney said that disconnecting outdoor speakers doesn't help, and Ms. Wilson said they will just turn on their boat speakers instead. Mr. Baker said there are just too many drunks and too much noise.

Mr. Gaipa suggested a bright-colored notice in large font as part of the rental contracts that strictly addresses noise and that tenant deposits are at risk if they don't comply. Ms. Harsch said there should be a fine for excessive noise, and that she usually deals with only one person per rental. Mr. Sweeney said there should also be a notice in rental contracts about no fireworks. Mr. Kossnar reported there were M80's and bottle rockets going off recently at River Dave's place.

## **OLD BUSINESS**

Dumpster Doors and Bridge Woodwork – Mr. Sweeney said these maintenance items will be taken care of between November and January.

Lot 138 Plans – No further activity this month.

## **NEW BUSINESS**

Lot 235 Plans – Mr. Sweeney presented plans for a new residential construction and detached shop. He said the plans are in compliance with the CC&R's. *Mr. Sweeney moved to approve submitted plans for a new residential construction and detached shop at 8794 Riverside Drive; Mr. Kossnar seconded the motion and the motion carried unanimously.*

Ms. Ward noted that the buoy light at the north entrance to the Keys is out, and Ms. Wilson said she has a new light in stock that will be installed.

Ms. Wilson asked about hiring security for the coming weekend. *Mr. Sweeney made a motion to hire security for this coming race weekend for three nights (Thursday through Saturday); Mr. Baker seconded the motion, and the motion carried unanimously.*

Ms. Wilson reported that the police report is not yet ready on the bridge incident involving the woman who was arrested for DUI. A proposal from Steve Stanton was presented for concrete repairs to the bridge, for which we can seek reimbursement from the woman who hit the bridge. Ms. Wilson said the asphalt looks okay. *Mr. Coon made a motion to approve Steve Stanton's proposal for bridge concrete repairs in the amount of \$314.12. Ms. Lancaster seconded the motion and the motion carried unanimously.*

Mr. Gaipa said he donated a rental for the upcoming Crisis Shelter 5K benefit. Mr. Sweeney said he is going to start gathering up raccoons again.

## **ADJOURNMENT**

The meeting adjourned at 6:53 p.m.  
Submitted by Recording Secretary, Sue Thomson  
APPROVED BY BOARD OF DIRECTORS 11/4/13