

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

November 4, 2013

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 (via teleconference)

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

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233)

CALL TO PUBLIC

MINUTES

Mr. Coon moved to approve the October Minutes; Ms. Ward seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

Ms. Lancaster moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Mr. Shubin seconded the motion and the motion carried unanimously.

PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
10/08/2013	6711	Frontier	667-2840	59.29
		"	667-4484	62.77

10/08/2013	6712	Cintas	Backflow inspection & repair	188.68
10/08/2013	6713	Davis Building Supply	Maintenance supplies & water timer	110.85
10/08/2013	6714	Advanced Mechanical & Plumbing	Repair leak at backflow device	134.71
10/08/2013	6715	La Paz County Treasurer	311-41-249C (in full)	1,144.06
		"	311-41-003B (in full)	4.76
10/15/2013	6716	Heather Wilson	Advance	925.00
		"	Fuel	100.00
10/15/2013	EFT	Brooke Utilities, Inc.	2 months/Sept. pymt. lost in mail**	724.64
10/15/2013	EFT	Allied Waste Services	3-0527-0040037	2,845.54
10/17/2013	6717	VOID		
10/17/2013	6718	VOID		
10/17/2013	6719	AT&T	928-667-4484	36.45
10/17/2013	6720	Desert Dominion Security	Race weekend	526.80
10/21/2013	6721	APS	732930287 & 589381281	1,637.35
10/31/2013	6722	Heather Wilson	October balance	925.00
		"	Fuel	100.00
10/31/2013	6723	Otis Hall	October Groundskeeping	750.00
10/31/2013	6724	Sue Thomson	October	1,150.00
		"	September Pitney Bowes Rental	28.00
		"	Postage	10.10
10/31/2013	6725	Steve Stanton Construction	Remove/replace damaged bridge curb	314.12
				<u>11,778.12</u>

***Check #6706 to Brooke Utilities dated 9/23 for \$471.73 was lost in the mail, causing a shut-off notice this month, which I handled by paying two months over the phone on the debit card. As of today, that check has not cleared the bank (which would have resulted in a credit balance if they had eventually received it), so I have voided it.*

BILLS FOR APPROVAL

Law Office of John C. Churchill	75.00
Peachtree Business Products	310.97

Collections Report – No delinquencies.

Citations – No citations were issued.

Mr. Coon moved to approve the October Balance Sheet; Mr. Chambers seconded the motion and the motion carried unanimously. Mr. Shubin moved to approve the October Profit & Loss; Ms. Lancaster seconded the motion and the motion carried unanimously.

GENERAL MANAGER’S REPORT

Ms. Ward moved to approve the October General Manager’s Report; Mr. Kossnar seconded the motion. Mr. Baker discussed the horrible gas smell over race weekend, adding that half of Papago Loop got evacuated. The smell was as a result of oil that had fried in a trophy truck’s third member. Mr. Baker said we need to prohibit repair work on vehicles in the Keys. Ms.

Wilson said the repairs were done in the garage, and Mr. Sweeney said the same thing happened on Apache Loop. Ms. Furnell questioned a Vista del Monumento property rental over race weekend, whose occupants totally rebuilt a car; Ms. Wilson confirmed the rental. Mr. Baker said we need to establish a fine for working on vehicles. *There being no further discussion, the motion carried unanimously.*

COMMITTEE REPORT ON RENTAL ISSUES

The matter was tabled until December.

OLD BUSINESS

Buoy - Ms. Wilson reported that the buoy light at the north entrance has not yet been installed, and Mr. Sweeney and Mr. Chambers offered their assistance.

Bridge - Ms. Wilson has the police report on the bridge incident. The California woman is being prosecuted and the County offered to attempt collection via their victim rights' process. Ms. Thomson will get Ms. Wilson the bridge repair invoice so the victim rights' form can be completed and submitted. Mr. Sweeney also requested Ms. Wilson send the invoice to the woman's insurance carrier.

Lot 88 Protest – Ms. Wilson said the property owner did not read the citation, and she thought that his kids had gotten it instead. She said she noted the illegally parked vehicle on the Friday night, the day before she issued the citation. The owner protested because he said his kids were unloading the car and the grandkids, in the heat, after a long trip. The citation was issued because the vehicle was still over the line at 8 a.m. the next morning. Mr. Sweeney said they were long past unloading. Mr. Churchill said we have no requirement to give warnings. Mr. Baker said we don't have an appeal committee, and the protesting homeowner should have to come to a meeting. Mr. Churchill said citation recipients have a right to object and appeal at a future meeting to further protest a decision. *Mr. Kossnar moved to uphold the white line citation issued to Lot 88 on June 11, 2013, with the owner having the right to further protest at the next Board meeting, and that the \$5 late fee be refunded to the owner. Mr. Baker seconded the motion. Ms. Thomson is to send a protest-outcome letter to the owner. There being no further discussion, the motion carried unanimously.*

Trash Enclosures – A bid was received from Larry's Painting for \$1,708 to repaint the trash enclosures and repair/replace plywood in the tool shed. Ms. Wilson said Bruce Bunker was interested in bidding the job, but she has not received his bid. She was asked to get another bid from either Mr. Bunker or Cobra One and present a second bid at the December meeting. The matter was tabled until then.

Street Cleaning – Mr. Kossnar reported that he hasn't been able to contact Mr. Simmons with La Paz County about street cleaning. Mr. Baker said he needs to talk to King Clapperton, and Mr. Kossnar said he would contact him.

Lot 138 Plans – Mr. Sweeney reviewed more detailed plans for a remodel at Lot 138, stating the owner wishes to extend a parapet wall to the lower portion of the house; height is 17'6" with 5' setbacks (which were already pre-reviewed). *Mr. Sweeney moved to approve the submitted remodel plans at Lot 138 to extend a parapet wall at a height of 17'6" with 5' setbacks. Mr. Shubin seconded the motion. The Board having reviewed the plans, the motion carried unanimously.*

Lot 14 Plan Addendum – Mr. Sweeney said the owner now wants to add six windows to his remodel project. Mr. Sweeney said the Board previously approved his plan; *Mr. Sweeney made a motion that the Board re-approve the Lot 14 plan that now includes the addition of six windows. Mr. Baker seconded the motion and the motion carried unanimously.*

NEW BUSINESS

Ms. Wilson asked about hiring security for the Thanksgiving holiday. *Mr. Baker made a motion that the Association hire security for the Thanksgiving holiday on Thursday 5 p.m. – 2 a.m.; Friday noon – 2 a.m. and Saturday noon – 2 a.m. Ms. Furnell seconded the motion and the motion carried unanimously.*

ADJOURNMENT

The meeting adjourned at 6:30 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS DECEMBER 2, 2013