

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

December 2, 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: Blane Coon, Kit Furnell, Chris Chambers, Christie May Ward & Ryan Shubin
(via teleconference)

ABSENT

Board Member: William (Squeak) Kossnar

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Guests: Laurie Coon (Lot 54), Gary Svider (Lot 233), Patti Richardson (Lot 91), Robbie Kaufman (Lot 180), Charlie Ward (Lot 227) and John Croteau (Lot 171)

CALL TO PUBLIC

MINUTES

Mr. Coon moved to approve the November Minutes; Ms. Lancaster seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

Ms. Ward 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
11/05/2013	6727	Law Office of John C. Churchill	HOA 9/30	75.00
11/05/2013	6728	Peachtree Business Products	Parking violation tag books	60.00
		"	Doggie supplies	250.97
11/05/2013	6729	Frontier	667-2840	59.33
		"	667-4484	62.81
11/05/2013	6730	Davis Building Supply	Lawn maintenance	330.19
11/05/2013	PC	La Paz County Sheriff	Police Report (6/7/13)	3.00
11/05/2013	PC	Otis Hall	Clean up hillside at 1st ramp area (6/14/13)	100.00
11/05/2013	PC	Otis Hall	Yaqui clean up (8/15/13)	30.00
11/05/2013	PC	Otis Hall	Tree blew down at ramp area (9/16/13)	75.00
11/05/2013	PC	Tommy	Brush clean up/Navajo bridge (7/7/13)	200.00
11/05/2013	PC	Wal-Mart	Pinesol (4/30 - 9/26/13)	33.24
11/05/2013	PC	Circle K	Fuel for yard equipment (6/5 - 9/20/13)	55.35
11/05/2013	PC	Colorado River Building Materials	Locks for poop stations (2/24/13)	6.51
11/05/2013	PC	Sharkey's	Trimmer repair (5/31/13)	39.00
11/05/2013	PC	Colorado River Building Materials	Parts for watering system (8/24/13)	5.30
11/05/2013	6731	Petty Cash	Replenish	
11/07/2013	6732	Heather Wilson	Seed & fertilize lawn	150.00
11/13/2013	6733	APS	732930287 & 589381281	1,594.15
11/13/2013	6734	AT&T	928-667-4484	34.93
11/14/2013	EFT	Allied Waste Services	3-0527-0040037	2,521.30
11/15/2013	6735	Heather Wilson	Advance	925.00
		"	Fuel	100.00
11/15/2013	6736	Parker Office Supply	Heather's toner (2)	127.12
11/18/2013	EFT	Brooke Utilities, Inc.	53017-11860	272.31
11/20/2013	DEBIT	Henderson Marine Supply, Inc.	Solar light for buoy	235.50
11/29/2013	6737	Heather Wilson	November balance	925.00
		"	Fuel	100.00
11/29/2013	6738	Otis Hall	November Groundskeeping	750.00
11/29/2013	6739	Sue Thomson	November	1,150.00
		"	October Pitney Bowes Rental	28.00
		"	Postage	4.14
				10,303.15

Collections Report – No delinquencies.

Citations – Lot 118 was cited \$50 for a white line violation. Lot 208 was cited \$100 for two unauthorized vehicles parked on someone else’s vacant lot.

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

GENERAL MANAGER’S REPORT

Mr. Shubin moved to approve the November General Manager’s Report; Mr. Coon seconded the motion. Raccoons and wild cats, particularly on Yaqui Loop, were discussed. Ms. Wilson said she talked to a woman on Yaqui who has been feeding the animals. She stopped feeding

them for awhile, but she started feeding them again because they growl. Mr. Sweeney said he tried to trap them at a vacant lot, but the traps were sprung with no animals caught. Mr. Kaufman said he puts dry cat food in the traps, then catches them and releases them into the wild. The raccoons eat there every day; Mr. Kaufman said it would be okay to put traps on the north side of his property. Mr. Sweeney said these animals are mean. Ms. Wilson said animal control told her that anyone who feeds wild animals more than five days essentially owns the animals. Mr. Sweeney said he will set more traps, but we can't stop the woman from feeding them, and it isn't easy catching them and releasing them into the wild. Ms. Ward asked if we can impose a fine for feeding wild animals. Ms. Wilson said she would call animal control again. Mr. Baker said these animals pose a health issue. Mr. Sweeney said we can send a letter about violating county regulations. Mr. Kaufman said there are about 7-8 animals now, when there were about 10-15 before. *There being no further discussion the motion carried unanimously.*

COMMITTEE REPORT ON RENTAL ISSUES

The matter was tabled again.

OLD BUSINESS

Buoy - Mr. Sweeney said he would replace the buoy light at the north entrance this week.

Bridge – Ms. Wilson said the bridge accident reports are in and she is presenting a claim to court, which she said is all we need to do.

Trash Enclosures – A bid was received from Cobra One and came in \$213 less than Larry's Painting for \$1,708 to repaint the trash enclosures and repair the shed. The Cobra bid, however, did not include repairs to the shed, but it was otherwise the same as Larry's bid. Mr. Sweeney believes that the cost to repair the shed is probably more than \$200. *Mr. Baker made a motion to accept Larry's Painting bid for \$1,708 to repaint the trash enclosures and repair/replace plywood in the tool shed. Mr. Coon seconded the motion and the motion carried unanimously.*

Street Cleaning – Ms. Wilson said she talked to King Clapperton and that Squeak had mentioned it to him as well, but Ms. Wilson said she doesn't know the outcome. Mr. Baker said that if the County cleans our streets, they will have to do it for others. Ms. Wilson said we may have to pay the County for the service. Mr. Baker said our streets are private and that is why the County does not want to do it. Mr. Sweeney asked that someone figure out how we can get it done.

NEW BUSINESS

Ms. Wilson asked about hiring security for the Christmas/New Year holidays, and the Board said it wouldn't be necessary since the holidays are on Wednesday.

Ms. Furnell asked about when we should be contacting owners about tree clean up. One of her neighbor's palm trees is dropping berries. APS was recently doing tree clean up in the area, but it was only in regard to clearing paths for their lines. Ms. Wilson said we need to contact the homeowner to request a cleanup. Mr. Croteau's neighbor across the canal next to the Ward's also needs cleanup.

Mr. Baker reported men with bows and arrows shooting at carp off the bridge next to his property. He wondered if we need a rule prohibiting this. Mr. Shubin said he called Fish & Game and was told that they responded to another similar incident where they issued citations and confiscated spears. Mr. Sweeney said we have "No Fishing" signs on the bridges and we should be reporting these incidents to Fish & Game. Mr. Chambers said we should call the Sheriff's Office, and Ms. Ward said witnesses need to take photos.

Mr. Baker said it appears the new owner of Lot 82 is combining houses with the neighbor, and one house is completely gutted. Mr. Sweeney said they would need approval if they changed outside walls, and they would need to submit a security deposit with their plans. Ms. Wilson said concrete is being jack hammered out, and Mr. Coon said that relates to just a driveway. Mr. Svider said they are putting in a common entryway between the two houses. Mr. Sweeney said if they are cutting windows, they need to submit a plan and a deposit. Mr. Coon said they are keeping it clean. They will be asked to submit a plan and a construction deposit.

Mr. Chambers said the metal plate is being fixed on Yaqui Loop in regard to the recent water leak. Ms. Wilson said Brooke Utilities wasn't responding to her reports of the leak, and she talked to them today, but the supervisor still hadn't called her back. Mr. Sweeney said the water line was fixed but the street needs to dry out before the rest of the repairs can be made.

ADJOURNMENT

The meeting adjourned at 6:28 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS JANUARY 6, 2014