

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

**February 4, 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 (via teleconference)

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

**ABSENT**

**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), Howard Wikoff (Lot 95) & Carla Faulkner (David Plunkett Realty)

**CALL TO PUBLIC**

**MINUTES**

*Mr. Shubin moved to approve the January Minutes; Ms. Furnell seconded the motion and the motion carried unanimously.*

**FINANCIAL REPORTS**

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

## PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
01/03/2013	EFT	Deluxe Business Checks	Checks	188.21
01/11/2013	6575	Frontier	667-2840	59.42
		"	667-4484	62.91
01/11/2013	6576	Davis Building Supply	Tanaka Blower	160.77
01/11/2013	6577	Jack Sweeney	Solar motion security flood lights	279.96
01/14/2013	EFT	Allied Waste Services	3-0527-0040037	2,468.45
01/15/2013	6578	Heather Wilson	Advance	925.00
		"	Fuel	100.00
01/15/2013	6579	AT&T	928-667-4484	28.29
01/21/2013	6580	Parker Office Supply	Drum - GM	108.45
01/21/2013	6581	APS	589381281 & 732930287	1,630.29
01/21/2013	6582	Brooke Utilities, Inc.	53017-11860	79.28
01/21/2013	6583	Beaver Insurance Agency	Sue Thomson Surety Bond	359.00
01/29/2013	6584	Desert Dominion Security	Race weekend (46 hrs.)	1,202.90
01/31/2013	*	Heather Wilson	January balance	925.00
		"	Fuel	100.00
01/31/2013	*	Otis Hall	January Groundskeeping	750.00
01/31/2013	*	Sue Thomson	January	1,150.00
		"	December Pitney Bowes	
		"	Rental	28.00
		"	Postage	12.18
				<b>10,618.11</b>

*Mr. Baker moved to approve the January Balance Sheet; Mr. Kossnar seconded the motion and the motion carried unanimously. Mr. Baker moved to approve the January Profit & Loss Statement; Mr. Kossnar seconded the motion. Ms. Thomson answered a question about an attorney fee line item. There being no further discussion, the motion carried unanimously.*

Collections Report – No comments, other than it being noted there are only a few delinquent accounts at this time.

## GENERAL MANAGER REPORT

*Ms. Lancaster moved to approve the January General Manager's Report; Ms. Ward seconded the motion. Mr. Kossnar noted that we do not have a breakfast for the annual meeting, and he noted Ms. Wilson's increased activity in removing dog waste from Association property. Mr. Sweeney asked Ms. Wilson if she thought the reason for the keypad locking up was due to people pushing incorrect buttons three times in a row, and she replied that she wasn't sure why it was locking up, but that she has been doing a lot of reprogramming. Mr. Sweeney said he would keep an eye on it.*

Ms. Kossnar reported that he accidentally left his garage door open all night, one night over race weekend; he said security should have alerted him to that fact. In reply to Mr. Coon's comment about whether or not we needed security over race weekend, Ms. Wilson said she doesn't charge extra for her time dealing with security on big weekends. Mr. Baker said we don't have problems because the guards are present. *There being no further discussion the motion carried unanimously.*

## **OLD BUSINESS**

Lighting at the gate – Mr. Sweeney said the solar lights have not been installed yet. He wants to face them front and back on both sides of the guard shack. He said he would need someone to stand back and help guide him for proper placement.

Dock 217/218 – The dock repair has been completed and looks good. Mr. Baker said the owner should have submitted a plan and a construction deposit so we could verify the dock size and approve the construction plan. Mr. Kaufman said the remodeled dock is almost identical to the former one.

## **NEW BUSINESS**

Ms. Wilson discussed the hydraulic leak by a PWC truck on Yaqui Loop, which was cleaned up with sand, but some fluid has come back to the surface. Ms. Wilson said she has photos of the incident and contact information for PWC. Mr. Baker said we should monitor it for long-term damage, and Mr. Sweeney said it will take awhile to see if there's ongoing damage.

As a follow up to Mr. Baker's comment about needing a construction plan and deposit on the dock modification at 217/218, Mr. Sweeney said external modifications need to be run by the Board, accompanied by a deposit. He said we are not trying to do architectural reviews; we just need to maintain standards. Mr. Sweeney asked Ms. Wilson to inform him if she sees any external construction being done in the Keys so the Board can determine if a plan and deposit needs to be submitted. Mr. Churchill said that approval for construction projects falls under Sections 11.2.4 – 11.4 of the CC&R's and that construction maintenance still has to be approved by the Board. Mr. Sweeney reiterated that these types of construction maintenance need to come before the Board.

Annual Meeting Documents – The Board having previously reviewed the Notice, Agenda, Ballot, Budget and 2012 Financials requested the Ballot be changed to state that owners shall *vote for no more than 9 people* for the Board. Ms. Thomson was asked to put the names of Robbie Kaufman (Lot 180) and John Croteau (Lot 171) on the ballot, as they have expressed an interest to run for the Board. Ms. Ward suggested we post an alert for potential Board members who may want to run. Ms. Thomson will post it immediately on the website's *Special Notices*.

Trash – Mr. Kossnar said we need to make sure that all Vista del Monumento owners who are using are dumpsters get billed. Ms. Thomson said that about half of the VDMA

owners are currently paying for trash service. Mr. Kossnar said the Cowell house has been sold and he would get her the new owner information, since Ms. Thomson is not notified of change of ownership of VDMA properties.

*Mr. Kossnar made a motion to approve the 2013 Budget with one change to increase the budget for Grounds/Landscape Outside Services. Mr. Baker seconded the motion.* Mr. Baker asked if capital expenditures should be on the Profit & Loss Statement, and Mr. Sweeney said capital expenditures will be discussed at the Annual Meeting under the Financials agenda item, and that they are not typical items for a Profit & Loss Statement.

Vehicle Stickers – Mr. Chambers said that people need new lot stickers for their vehicles and trailers. Ms. Wilson says she reprints the white stickers for those who need more. Ms. Thomson said the silver foil stickers we distribute must be produced in a consecutively numbered process for all lots, which is a major expense and process to cut, assemble and package. Ms. Thomson was asked to get a price for 10 new stickers for each lot prior to the March meeting.

Dogs – Mr. Wikoff reported that the trail by the north ramp by the water tower is littered with dog waste and needs a dog waste station. Mr. Kossnar suggested was put dog stations on some of the light poles. Mr. Wikoff said he walks on this trail often, and he picks up waste every other day.

Weeds – Mr. Wikoff asked what our plans are for weed control in the canals. Mr. Sweeney said there are no plans for weed control that he knows of. Mr. Wikoff asked if we can get a plan together, and Mr. Sweeney replied that we have never been able to come up with a viable solution to the problem. Mr. Wikoff asked about using copper sulfate. Mr. Sweeney said the weeds normally die off in the winter. Mr. Churchill said we do not own the water in the canals; they are a Federal waterway; that we own only the dirt under the water. He said we have gotten into trouble before with this issue, and that we can't do anything that will affect fish and wildlife. Mr. Coon asked if we can drag a fence through the canals to collect vegetation, and Mr. Baker replied that we tried that before and almost sunk a boat; he said we have tried just about everything. Mr. Sweeney said the Corp of Engineers is very strict, and there is nothing we have found that would work. Ms. Furnell suggested a mower, and Mr. Sweeney said the Corp of Engineers will assess big fines for anyone putting anything in the river to scoop out a rock or mud. Mr. Chambers said he needed three different permits to do work in the water at Big River. Mr. Sweeney told Mr. Wikoff that if he would like to look into it and present something to the Board, they would discuss it. Mr. Wikoff said that would not be productive, and Mr. Sweeney said we have already looked into it, and there is nothing we can do, so we are not going to look into it again.

The next regular meeting date was set for March 4, 2013.

## **ADJOURNMENT**

The meeting adjourned at 6:50 p.m.

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