

LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting

March 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

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

ABSENT

Secretary/Treasurer: Laura Lancaster

OTHERS PRESENT

Bookkeeper/Recording Secretary: Sue Thomson

General Manager: Heather Wilson

Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233), Charlie Ward (Lot 227), Robbie Kaufman (Lot 180) & John Croteau (Lot 171)

CALL TO PUBLIC

Mr. Croteau brought up a trespassing incident where a man hopped a fence and knocked the owner's wife down. Mr. Sweeney said the Sheriff's Office should have been called, as the Board can't do anything about it.

MINUTES

Mr. Baker moved to approve the February Minutes; Mr. Coon seconded the motion. Ms. Thomson presented an invoice from Mike's Contracting, Inc. for \$85 for grading the dog walk area by the north ramp to clear off dog waste. Mr. Churchill updated the Lot 200 lien release matter by requesting Ms. Thomson add the sum of \$627 to the owner's account and to the escrow demand for attorney's fees totaling \$627 (\$377 for prior fees

paid by the Association and \$250 to prepare the lien release for the title company).
There being no further discussion, the motion carried unanimously.

FINANCIAL REPORTS

Mr. Baker 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
02/05/2013	6588	Frontier	667-2840	59.33
		"	667-4484	62.82
02/11/2013	6589	AT&T	928-667-4484	32.54
02/14/2013	EFT	Allied Waste Services	3-0527-0040037	2,467.20
02/15/2013	6590	Heather Wilson	Advance	925.00
		"	Fuel	100.00
02/20/2013	6591	APS	589381281 & 732930287	1,611.02
02/20/2013	6592	Brooke Utilities, Inc.	53017-11860	68.35
02/20/2013	6593	Global Gate Controls, Inc.	25 Stanley 310MHz 10-switch 1 button remotes	313.75
		"	Elite CSW Plastic Arm Cover	30.00
02/28/2013	*	Heather Wilson	February balance	925.00
		"	Fuel	100.00
02/28/2013	*	Otis Hall	February Groundskeeping	750.00
02/28/2013	*	Sue Thomson	February	1,150.00
		"	January Pitney Bowes Rental	28.00
		"	Postage	124.62
		"	Tax forms	11.00
				8,758.63

Mr. Baker moved to approve the February Balance Sheet; Ms. Furnell seconded the motion and the motion carried unanimously. Mr. Baker moved to approve the February Profit & Loss Statement; Mr. Shubin seconded the motion. Ms. Thomson answered Mr. Baker's question about the collection of legal fees on the Lot 240 lien. There being no further discussion, the motion carried unanimously.

Collections Report – No comments, other than it being noted that delinquent accounts continue to diminish.

GENERAL MANAGER REPORT

Ms. Ward moved to approve the February General Manager's Report; Mr. Chambers seconded the motion. Mr. Baker said he likes the way Ms. Wilson is handling citations; that she is helping people to comply with the rules.

Keypad - Mr. Sweeney said we can't change the last four digits on keypad call numbers to a cell number; the keypad call function must be coded to the last four digits of a land line.

Papago bridge sign – An owner reported to Ms. Wilson that he knocked down a sign at the first Papago bridge, and that he would install a new one himself. Ms. Wilson is ordering a new sign. Mr. Sweeney said he inspected the bridge and found it to be structurally sound, and that he will touch up the paint on the bridge.

Mr. Baker reported that he told the construction people at the Vista del Monumento lot where construction has been going on to get their materials out of the street, and that the dirt needs to be scraped off the street. The street is ours, but the VDMA owners can use it. There will be a follow up with Stanton. Ms. Wilson said she didn't know how far out into the street they were allowed to go, and Mr. Sweeney said the VDMA owners have ingress and egress rights per deeds, and we agreed to maintain the streets forever. Mr. Baker confirmed that we own and maintain the streets. Ms. Wilson said she will talk to the construction crew. Mr. Sweeney said the VDMA owners do not have to put up a security deposit, but Mr. Churchill should research that.

OLD BUSINESS

Lighting at the gate – Mr. Sweeney said the solar lights have been installed.

Hydraulic leak – Mr. Sweeney reported that the leak has been cleaned up.

Vehicle stickers – Ms. Thomson having previously reported on the cost of reproducing the silver foil vehicle stickers, Ms. Wilson said she is printing the white stickers herself for those lots that have run out of the silver foil stickers. *Mr. Coon made a motion not to purchase additional silver foil vehicle stickers at this time. The motion was seconded and carried unanimously.*

Dog stations – Mr. Sweeney reported that he previously instructed Ms. Wilson to proceed with the purchase of two additional dog stations without Board approval and *Mr. Sweeney moved that the Board approve the installation of two additional dog waste stations, one at the Yaqui bridge and one at the corner of Apache & Papago. Mr. Baker seconded the motion.* Ms. Wilson said she has received positive feedback from homeowners about the two previously installed dog stations. *There being no further discussion, the motion carried unanimously.*

NEW BUSINESS

Mr. Sweeney reviewed and signed the 2012 income tax returns.

Lot 138 plan – Mr. Sweeney presented a plan from Kevin Derby for extending the garage height at Lot 138 to 17'6", which plan includes the removal of the existing roof to extend the height of a new roof on the existing footprint.

Lot 14 – Mr. Kossnar reported that the owners of Lot 14 filed for a 1.5' setback. Ms. Furnell said it is for a 3.5' setback; that she received a variance request letter from the County as a neighboring property owner. Mr. Sweeney said the only thing we can do to dispute it is send a letter to the Board of Supervisors saying we do not approve of the variance. The variance request is due to the owner wanting to bring what they have out further in a straight line. *Mr. Baker made a motion that we write a letter to the Board of Supervisors stating we oppose Lot 14's requested setback variance. Mr. Kossnar seconded the motion and the motion carried unanimously.*

Mr. Baker moved to approve the Lot 138 garage roof extension plan the owner submitted. Mr. Chambers seconded the motion and motion carried unanimously.

The next regular meeting date was set for April 1, 2013.

ADJOURNMENT

The meeting adjourned at 6:25 p.m.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS APRIL 1, 2013