

LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting

May 6, 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 (via teleconference)

ABSENT

Secretary/Treasurer: Laura Lancaster

OTHERS PRESENT

Business Manager/Recording Secretary: Sue Thomson

General Manager: Heather Wilson

Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233), Robbie Kaufman (Lot 180), Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

MINUTES

Mr. Baker moved to approve the April Minutes; Mr. Shubin seconded the motion and the motion carried unanimously.

Mr. Baker moved to approve the 2013 Annual Meeting Minutes with one correction; Mr. Kossnar seconded the motion and the motion carried unanimously. Mr. Baker noted that only 15 members were present at the annual meeting which is about 6% of the members; with 24% of the members submitting ballots.

FINANCIAL REPORTS

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

PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
04/02/2013	6616	Robbie Kaufman	Chain/nuts/bolts for buoy	35.00
04/02/2013	6617	Frontier	667-2840	59.33
04/02/2013	6617	Frontier	667-4484	62.82
04/02/2013	6618	Davis Building Supply	Fertilizer & hardware	108.85
04/10/2013	6619	AT&T	928-667-4484	34.87
04/12/2013	EFT	Allied Waste Services	3-0527-0040037	2,483.21
04/15/2013	6620	Heather Wilson	Advance	925.00
		"	Fuel	100.00
04/22/2013	6621	APS	589381281	1,558.29
04/22/2013	6622	Brooke Utilities, Inc. Buckskin Sanitary	53017-11860	124.48
04/22/2013	6623	District	Annual Assessments	1,285.98
04/23/2013	6624	Parker Office Supply	Billing/return envelopes	212.18
04/23/2013	6625	APS	732930287	56.14
04/30/2013	6626	SCF Arizona	Initial deposit	952.93
04/30/2013	6627	Heather Wilson	April balance	925.00
		"	Fuel	100.00
04/30/2013	6628	Otis Hall	April Groundskeeping	750.00
04/30/2013	6629	Sue Thomson	April	1,150.00
		"	March Pitney Bowes Rental	28.00
		"	Postage	17.32
		"	AZ Corp. Commission Annual Report Fee	10.00
				10,979.40

BILLS FOR APPROVAL

Law Office of John C. Churchill (2/28/13 HOA)	\$192.50
Law Office of John C. Churchill (3/28/13 HOA)	\$ 75.00

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

Collections Report – Same two delinquencies.

GENERAL MANAGER REPORT

Ms. Wilson asked for approval to hire security for every weekend this summer, starting with the Memorial Day weekend and continuing through the Labor Day weekend. She stated that April was a very busy month, and she received a lot of calls, and she resolved a lot of issues. The Sheriff's Office had to be called on a few occasions. She stated that she got a proposal from Desert Dominion Security Service to also provide service on non-holiday, non-event weekends this summer on Friday and Saturdays from 6 p.m. to 3 a.m. at a discounted rate of \$7,341 for the entire summer. Extended security service during Tube Float, July 4 and Labor Day weekends will cost us \$3,059, and for an additional \$4,282 we can add the Friday and Saturday night service for the other weekends. Ms. Wilson said she spends a lot of extra time on weekends fielding complaints, for which she doesn't bill the Association.

Mr. Baker made a motion that we hire Desert Dominion Security Service for all non-holiday, non-event weekends, Friday and Saturday nights from 6 p.m. to 3 a.m. at a cost of \$4,282, in addition to extended service on Tube Float weekend, July 4th weekend and Labor Day weekend at the regular cost of \$3,059, for a total expense of \$7,341. Ms. Ward seconded the motion. There was discussion about the specific hours of security, that being Friday-Saturday-Sunday, 2 p.m. to 3 a.m. on Memorial Day weekend; Friday-Saturday day/night for Tube Float weekend; Thursday-Friday-Saturday, 2 p.m. – 3 a.m. for the July 4 holiday; and Friday-Saturday-Sunday, 2 p.m. to 3 a.m. for the Labor Day weekend. Ms. Wilson said these are the normal holiday hours for security personnel. There being no further discussion, the motion carried by a vote of 7 to 1, with Mr. Coon voting no.

Mr. Svider suggested assessing the rental owners to help defray some of the extra security expense. Ms. Wilson suggested a small assessment to all owners, with the rental owners being assessed a slightly higher amount. Ms. Faulkner said she didn't receive one phone call complaint during the month of April for her rentals. Mr. Sweeney asked Mr. Churchill about the process for a special assessment, and it was determined that raising dues would be easier than a special, pro-rata assessment that Mr. Churchill advised would have to occur. Mr. Baker said we can issue citations.

Mr. Baker asked Ms. Wilson to specify which homeowners she is referencing in her General Manager reports; Mr. Sweeney said a lot number would be sufficient, with Mr. Baker stating it is important that we maintain a record of problems by property. He said we also need to document who is setting off fireworks.

Mr. Baker asked about the Suddenlink sketches in the utility easements. Mr. Sweeney said either a hot patch or a black-dyed concrete permanent patch is needed. He said he went over the requirements with Suddenlink.

OLD BUSINESS

Lot 14 Setback Variance Approval – Mr. Sweeney said the County approved the owner's setback variance request. Mr. Sweeney said he reviewed the situation, and there is a 4'7" setback on one side; that the house got shifted 5" upriver. He said the Association doesn't have the power to authorize a less than 5' setback. Ms. Furnell said the owner wants us to look at the site plan. Ms. Sweeney said we've made other owners push their plans back, and we can't set a precedent; that owners signed their acknowledgement of the CC&R's when they purchased their lots. Ms. Furnell said the owner would submit to the Association a plan with a 4'7" setback for approval or disapproval. Ms. Furnell said this is a garage extension to be extended symmetrically at the end of the garage which measures 5' from the fence, but that the fence is out of whack.

NEW BUSINESS

Lot 200 Remodel – Mr. Sweeney having previously reviewed plans for a remodel at Lot 200 that include a 10' setback, he passed them amongst the Board for review. *Mr. Kossnar moved to approve the remodel plans for Lot 200. Mr. Coon seconded the motion and the motion carried unanimously.*

Ms. Thomson having previously distributed to the Board the engagement letter from Michael Bersch, CPA to perform the 2012 bi-annual review of the Association's financial records, *Mr. Baker moved to approve the signing of the engagement letter submitted by Michael Bersch, CPA to do the 2012 review of the Association's financial records. Mr. Kossnar seconded the motion and the motion carried unanimously.*

Mr. Sweeney reported a problem with the camera; that we recently lost two of the five transformers, and he would like to replace all five transformers. *Mr. Kossnar moved to replace five transformers for the camera at a cost not to exceed \$150. Mr. Baker seconded the motion and the motion carried unanimously.*

The meeting adjourned to Executive Session at 6:28 p.m. and reconvened to regular session at 6:32.

Mr. Churchill addressed the issue regarding a complaint Ms. Wilson received about the stench of dog waste coming from a neighboring yard. There are four dogs at the property, and they have no place to poop except for the concrete, and the owners need to keep it picked up and take their dogs for walks—dog poop is a nuisance.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS JUNE 3, 2013