

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

June 3, 2013

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:07 p.m.

PRESENT

President: Jack Sweeney

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster

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

ABSENT

Board Member: Christie May Ward

OTHERS PRESENT

Business Manager/Recording Secretary: Sue Thomson

General Manager: Heather Wilson

Legal Counsel: John C. Churchill

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

CALL TO PUBLIC

Mr. Kaufman said he needs more vehicle stickers.

MINUTES

Ms. Lancaster moved to approve the May Regular Session Minutes; Mr. Shubin seconded the motion. Mr. Sweeney made one correction. There being no further discussion the motion carried unanimously.

Mr. Shubin moved to approve the June Executive Session Minutes; Mr. Baker seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

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

PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
05/07/2013	6630	Frontier	667-2840	59.26
		"	667-4484	62.75
		Law Office of John C. Churchill		
05/07/2013	6631	Churchill	HOA 2/28	192.50
		"	HOA 3/28	75.00
05/09/2013	6632	Davis Building Supply	Solar lights	100.15
		"	Bermuda seed	16.50
05/09/2013	EFT	Allied Waste Services	3-0527-0040037	2,483.21
05/15/2013	6633	Heather Wilson	Advance	925.00
		"	Fuel	100.00
05/15/2013	6634	NetServeOnSite	Add Agenda link to website	35.00
05/15/2013	6635	Brooke Utilities, Inc.	53017-11860	219.61
05/15/2013	6636	AT&T	928-667-4484	24.67
05/21/2013	6637	APS	732930287 & 589381281	1,624.16
05/24/2013	6638	Desert Dominion Security	Memorial Weekend (31 hrs.)	748.65
05/31/2013	6639	Heather Wilson	May balance	925.00
		"	Fuel	100.00
05/31/2013	6640	Otis Hall	May Groundskeeping	750.00
05/31/2013	6641	Sue Thomson	May	1,150.00
		"	April Pitney Bowes Rental	28.00
		"	Postage	15.18
		"	Toner	75.00
				9,709.64

BILLS FOR APPROVAL

Law Office of John C. Churchill (5/30/13 HOA, April & May)	\$ 250.00
A & E Services (2012 CPA Review)	\$3,190.00

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

Collections Report – One delinquency.

GENERAL MANAGER REPORT

Mr. Baker moved to approve the General Manager report. Mr. Kossnar seconded the motion. Mr. Baker asked that all incidents and citations referenced in administrative reports be listed in the Minutes by lot number so that they will be of record.

No citations were issued.

Lot 180 – May 11: Unknown truck and trailer parked in front of owner's garage blocking it. Owner got them to move the vehicles prior to Ms. Wilson arriving.

Lot 169 – May 23, 10 p.m.: Loud music coming from renters' boat. GM went over and spoke to them and the music was turned down. The renters said they had to use the boat's sound system since the house stereo is broken.

Lot 138 – May 24, 4:30 p.m.: Security officer confiscated a golf cart driven by three underage drivers and belonging to the property owner. He asked the kids to leave the cart at the guard shack and go get their parents to pick it up. The owners picked it up and the security officer went over the rules with them.

Lot 44 – May 25, 1:48 a.m.: A fight broke out; a girl had fallen off a razor when the driver punched the gas. The girl was treated at the hospital and the two males fighting were the girl's brother and her boyfriend. They were arrested. Ms. Wilson will obtain the police report.

Lot 95 – May 26: Security confiscated another golf cart on Papago. The parents came and got the golf cart.

Unknown – May 29: Somebody tore up the grass on their razor and broke a sprinkler, which will need to be replaced.

Lot 93 – May 31: Received a call from homeowner stating she accidentally threw away some bank checks without shredding them, and someone dug them out of the trash and wrote a forged check for \$300. *Reminder to all—shred important documents.*

There being no further discussion, the motion to approve the General Manager Report was unanimously carried.

OLD BUSINESS

Suddenlink – It appears that the work they may have done was patched, and Mr. Sweeney and Ms. Wilson will inspect it to determine if a hot or cold patch was applied.

Camera transformers – Mr. Sweeney will install them on Thursday.

Lot 238 dog waste – The problem has been resolved.

NEW BUSINESS

2012 CPA Review – *Mr. Baker moved to approve the 2012 CPA Review and the Board representations/disclosure letter for the Review and that the Review be posted on the Association’s website. Mr. Kossnar seconded the motion and the motion carried unanimously.*

Ms. Wilson has been working on identifying additional short-term rental properties, and she distributed to the Board her list of subject properties. Ms. Thomson, having previously received the list, said she sent security deposit request letters to six owners. Ms. Faulkner said she would talk to her clients about needed deposits.

With the insurance policies renewing in June, the Board reviewed the various coverages for the Association’s common area structures, especially the four bridges. It was determined that all coverages are adequate at this time.

Lot 14 variance request – The owner has submitted a plot plan for a garage remodel (to a bathroom and a bedroom) that would result in a 3’11.5” setback at the back of the structure, and a 4’ setback at the front of the structure. Mr. Churchill said the Association does not have the power to waive the 5’ setback requirement per section 12.2 of the CC&R’s. *Mr. Baker moved to not approve the Lot 14 plot plan as presented with setbacks less than 5’, as the Board has no power to issue such a variance. Mr. Kossnar seconded the motion and the motion carried unanimously.* Mr. Churchill is to write a letter of rejection to the homeowner.

ADJOURNMENT

The meeting adjourned at 6:34 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS JULY 1, 2013