

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

**July 1, 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:* Chris Chambers, William (Squeak) Kossnar, Ryan Shubin & Christie May Ward (via teleconference)

**ABSENT**

*Board Member:* Blane Coon & Kit Furnell

**OTHERS PRESENT**

*Business Manager/Recording Secretary:* Sue Thomson

*General Manager:* Heather Wilson

*Legal Counsel:* John C. Churchill

*Guests:* John Croteau (Lot 171), Charlie Ward (Lot 227), Gary Svider (Lot 233) & Carla Faulkner (David Plunkett Realty)

**CALL TO PUBLIC**

**MINUTES**

*Ms. Lancaster moved to approve the June Minutes; Mr. Baker seconded the motion. A correction was made at the top of page 3. There being no further discussion the motion carried unanimously.*

**FINANCIAL REPORTS**

*Ms. Lancaster moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Mr. Baker seconded the motion. There was a discussion about whether or*

not we can lower the telephone expense by getting Vonage, but it was noted that our telephone expense covers two lines, one of which is dedicated to the keypad. *There being no further discussion, the motion carried unanimously.*

**PREPAID BILLS FOR APPROVAL**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
06/01/2013	DEBIT	Henderson Marine Supply, Inc.	Solar lights for buoys	235.50
06/05/2013	6642	Parker Office Supply	Parking Passes	45.37
06/05/2013	6643	Frontier	667-2840	59.26
		"	667-4484	62.75
06/05/2013	6644	A & E Services	2012 Review	3,190.00
06/05/2013	6645	Law Office of John C. Churchill	HOA 5/30	250.00
06/05/2013	6646	Auto-Owners Insurance	Liability/Property	1,085.00
		"	Umbrella	1,150.39
06/05/2013	6647	Davis Building Supply	Flag	56.46
06/05/2013	6648	Desert Dominion Security	5/31 & 6/1	374.33
06/12/2013	6649	AT&T	928-667-4484	32.44
06/12/2013	6650	Global Gate Controls, Inc.	25 Stanley remotes	312.50
06/14/2013	6651	Heather Wilson	Advance	925.00
		"	Fuel	100.00
06/12/2013	6652	Beaver Insurance Agency	D&O	1,454.00
06/13/2013	6653	Desert Dominion Security	6/8 & 6/9	531.30
06/14/2013	EFT	Allied Waste Services	3-0527-0040037	2,526.10
06/19/2013	6654	APS	589381281	1,550.99
06/19/2013	6655	Brooke Utilities, Inc.	53017-11860	404.90
06/25/2013	6656	APS	732930287	96.29
06/25/2013	6657	McIntosh Controls, Inc.	Exit & Entrance gate repairs	349.56
	6658	VOID		0.00
06/25/2013	6659	Desert Dominion Security	6/14 & 6/15; 6/21 & 6/22	702.40
06/28/2013	*	Heather Wilson	June balance	925.00
		"	Fuel	100.00
06/28/2013	*	Otis Hall	June Groundskeeping	750.00
06/28/2013	*	Sue Thomson	June	1,150.00
		"	May Pitney Bowes Rental	28.00
		"	Postage	117.32
				<b>18,564.86</b>

**BILLS FOR APPROVAL**

Law Office of John C. Churchill (6/26/13 invoice) \$231.55

*Mr. Baker moved to approve the June Balance Sheet; Ms. Lancaster seconded the motion and the motion carried unanimously. Mr. Baker moved to approve the June*

*Profit & Loss Statement; Mr. Shubin seconded the motion and the motion carried unanimously.*

Collections Report – No delinquencies.

## **GENERAL MANAGER REPORT**

Ms. Wilson is keeping a file of all Tenant Information Sheets, citations and incidents, per the security guard's incident reports. She reported that Mr. G is no longer patrolling the Keys for the security service, and Lee Lomax is back, which we are happy about. *Mr. Baker moved to approve the General Manager's Report. Ms. Ward seconded the motion.* Ms. Wilson talked to Jay Lewis early this morning at the Peters house, and she told him he is not allowed to camp out on any Keys' properties, and if this continues, she told him the authorities would be called. The security guards will tell him he is not allowed to enter the Keys unless a homeowner authorizes him to do so, since Jay's stories are inconsistent depending on whom he talks to. *There being no further discussion, the motion to approve the General Manager's Report was carried unanimously.*

### Citations Issued:

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06/07/2013	008 - Rohan, Thomas & Marylyn	White line citation	50.00
06/11/2013	088 - Tonkovich, Kenneth	White line citation	50.00
06/12/2013	210 - Knust-Graichen, Eugene	White line citation	25.00
06/12/2013	113 - Anslyn, Gary & Becky	White line citation	50.00
06/12/2013	166 - Lancaster, Laura	White line citations	75.00
06/14/2013	114 - Leek, James & Linda	White line citation	50.00
06/16/2013	138 - Dinonno, Robert & Lisa	White line citation	25.00
06/16/2013	112 - Gebert, Hal	White line citation	25.00
06/18/2013	114 - Leek, James & Linda	White line citation	50.00
06/23/2013	040 - Lance, Neil	White line citation	50.00
06/24/2013	118 - Gaipa, Antonio & Antonina	White line citation	50.00
			<hr/> <b>500.00</b> <hr/>

### Incidents Reported:

Lot 166 – 6/1 – Security received noise complaint about boat in channel.

Lot 187 – 6/1 – Security responded to loud noise in back of house; music was turned down.

Lot 251 – 6/4, 6/5, 6/6 – Security reported group of young girls driving golf cart three days in a row. Hopefully issue resolved by talking to homeowner.

6/7 – Security told kids to stop jumping off bridge at Navajo Lane.

6/22 – Security reported several homeowner complaints about loud music from unidentified properties.

Several complaints were lodged about “Mr. G” from the security service being rude to homeowners and occupants. (Lee Lomax has since returned to replace Mr. G.)

Dog waste is not being picked up again on Yaqui Loop.

Lot 118 – Weekend renters continue to get parking citations at this property; Ms. Wilson continues to attempt compliance.

## **OLD BUSINESS**

Suddenlink – The easement repairs have been done with a hot patch.

Camera transformers – Mr. Sweeney presented a bill for reimbursement for the transformers that he installed, and the camera are working properly.

The status of rental security deposits was discussed, and Ms. Thomson is to provide Ms. Wilson with an updated homeowner list of who has made a deposit and who has been billed but not yet paid. Ms. Faulkner said all her owners have paid their security deposits.

Lot 14 variance request – Mr. Churchill sent a letter to the homeowner on June 13 rejecting the plot plan he submitted for the reason that it violates the setback requirements of our CC&R's.

## **NEW BUSINESS**

It was noted that trash was recently left out of the dumpster area by Otis because of a broken gate hinge.

## **ADJOURNMENT**

The meeting adjourned at 6:15 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS SEPTEMBER 9, 2013