

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

**January 6, 2014**

**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

*Secretary/Treasurer:* Laura Lancaster

*Board Members:* Kit Furnell, Chris Chambers & Christie May Ward

**ABSENT**

*Vice President:* Chuck Baker

*Board Member:* William (Squeak) Kossnar, Ryan Shubin & Blane Coon

**OTHERS PRESENT**

*General Manager:* Heather Wilson

*Business Manager/Recording Secretary:* Sue Thomson

*Legal Counsel:* John C. Churchill (6:15 p.m.)

*Guests:* Cherie Phillips (Lot 168), Robbie Kaufman (Lot 180), Gary Svider (Lot 233), Tony Gaipa (Lots 118/120) and Charlie Ward (Lot 227)

**CALL TO PUBLIC**

Mr. Svider asked about the establishment of a management fee policy for residential properties to offset the costs of managing rentals. Mr. Sweeney said the review committee will be making proposals for changes to present to the Board.

Mr. Gaipa said most are vacation homes, and it's difficult for people to come to Monday meetings; he said we may have better participation if meetings were on Thursdays, as people are already here on Thursdays. Mr. Sweeney said we've talked about this a lot, and holding over a day until Monday is about the same as arriving a day before the weekend, and that many people coming early won't get here until late Thursday nights. Ms. Furnell suggested asking people their preference via the website; Ms. Ward suggested sending a questionnaire,

possibly with the Annual Meeting Notice. Mr. Sweeney said we can do that, and it could be returned with the ballot.

**MINUTES**

*Mr. Chambers moved to approve the December Minutes; Ms. Ward seconded the motion and the motion carried unanimously.*

**FINANCIAL REPORTS**

*Ms. Ward 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**

|            |      |                               |                                  |                  |
|------------|------|-------------------------------|----------------------------------|------------------|
| 12/04/2013 | 6740 | Desert Dominion Security      | Thanksgiving                     | 878.00           |
| 12/04/2013 | 6741 | Davis Building Supply         | #130290                          | 39.40            |
| 12/04/2013 | 6742 | Frontier                      | 667-2840                         | 59.33            |
|            |      | "                             | 667-4484                         | 62.81            |
| 12/13/2013 | 6743 | Heather Wilson                | Advance                          | 925.00           |
|            |      | "                             | Fuel                             | 100.00           |
| 12/04/2013 | 6744 | Larry's Professional Painting | Deposit on trash enclosures work | 500.00           |
| 12/09/2013 | 6745 | AT&T                          | 928-667-4484                     | 35.07            |
| 12/13/2013 | EFT  | Allied Waste Services         | 3-0527-0040037                   | 2,508.71         |
| 12/18/2013 | 6746 | Larry's Professional Painting | Balance trash enclosures/shed    | 1,208.00         |
| 12/19/2013 | 6747 | APS                           | 732930287 & 589381281            | 1,626.54         |
| 12/23/2013 | 6748 | Parker Office Supply          | Window envelopes                 | 148.01           |
|            |      | "                             | Parking passes & paper           | 58.44            |
| 12/26/2013 | EFT  | Brooke Utilities, Inc.        | 53017-11860                      | 129.50           |
| 12/31/2013 | 6749 | Global Gate Controls, Inc.    | 25 gate remotes                  | 330.00           |
| 12/31/2013 | 6750 | Heather Wilson                | December balance                 | 925.00           |
|            |      | "                             | Fuel                             | 100.00           |
| 12/31/2013 | 6751 | Otis Hall                     | December Groundskeeping          | 750.00           |
| 12/31/2013 | 6752 | Sue Thomson                   | December                         | 1,150.00         |
|            |      | "                             | November Pitney Bowes Rental     | 28.00            |
|            |      | "                             | Postage                          | 110.62           |
|            |      |                               |                                  | <b>11,672.43</b> |

**BILLS FOR APPROVAL**

Beaver Insurance (Sue Thomson dishonesty bond premium) \$359.00

**ANNUAL MEETING.** The Annual Meeting date was set for Saturday, April 19, 2014. Registration at 9:00 a.m. Meeting starts at 9:30 a.m.

Collections Report – No delinquencies.

Citations – None.

*Ms. Lancaster moved to approve the December Balance Sheet; Mr. Chambers seconded the motion and the motion carried unanimously. Ms. Ward moved to approve the December Profit & Loss; Ms. Lancaster seconded the motion and the motion carried unanimously.*

## **GENERAL MANAGER'S REPORT**

*Ms. Lancaster moved to approve the December General Manager's Report; Ms. Ward seconded the motion. Ms. Wilson presented pricing for replacement signs for the faded dumpster door signs that are more visually friendly, colored and with an arched look at \$80 each. Ms. Ward suggested putting the transfer station open hours on the signs. It was suggested that we reduce the number of signs from nine to two, with one of the signs posting the transfer station hours. Ms. Ward made a motion to purchase three signs, two "Household Trash Only No Construction Materials" signs and one "Non-Household Trash Take to Free Transfer Station Upriver Across from Stroke's [with open hours]" sign. Ms. Furnell seconded the motion and the motion carried unanimously.*

Mr. Chambers said he felt there are too many signs on the gate. Ms. Wilson said the banner comes down after holidays and big event weekends. Mr. Chambers asked if the "One Car At A Time" sign can come down, because more than one car can go through the gate at a time. Mr. Sweeney explained that we adjusted the gate to allow people to get back in their cars after using the keypad, allowing them and whatever trailers they may be pulling to get through the gate before it starts to close. *Mr. Chambers made a motion that we remove the One-Car-At-A-Time sign. Ms. Lancaster seconded the motion and the motion carried unanimously.*

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

## **COMMITTEE REPORT ON RENTAL ISSUES**

The matter was tabled again.

## **OLD BUSINESS**

Bridge – The woman who hit the bridge was in court on January 2.

Street Cleaning – Ms. Wilson received a quote from Havasu Sweeping for quarterly street sweeping at \$440 per quarter. Ms. Lancaster said we would need to notify homeowners in advance of street cleaning days. Mr. Sweeney said it's a vacuum process, so there wouldn't be any debris being thrown around. Ms. Thomson said she could post the cleaning dates on the website, as well as note the cleaning dates on the quarterly dues' statements. Ms. Wilson said the County had suggested we hire an outside service. Ms. Furnell said the County has only one sweeper for the entire County. Mr. Sweeney said the Havasu Sweeping quote is reasonable. *Mr. Sweeney made a motion that we hire Havasu Sweeping for \$440 to do a street cleaning in April, and then go from there. Ms. Furnell seconded the motion. It was*

*suggested that the job be done on either Monday or Tuesday, 4/1 or 4/2. There being no further discussion, the motion carried unanimously.*

Raccoons – Mr. Sweeney said he caught a couple of raccoons the first week after the last board meeting, and he will get on it again.

Lot 82 Remodel – Mr. Sweeney presented plans for the remodel project ongoing at Lot 82, which included a 6x18' extension on the living room in the back. The setbacks and height are within regulations. The living room extension will go under the patio, out 6' and follows the same roof line. Mr. Sweeney recommended approval of the submitted plans, and a construction deposit was received. *Ms. Lancaster made a motion that the remodel plans at Lot 82 be approved. Ms. Ward seconded the motion and the motion carried unanimously.*

## **NEW BUSINESS**

Upon Ms. Wilson's recommendation, *Ms. Ward made a motion that we have our gate vendor do a semi-annual service on the gate. Mr. Chambers seconded the motion and the motion carried unanimously.*

Mr. Chambers reported that the ambulances need another 911 number on the keypad. Ms. Wilson will code the new [confidential] number into the keypad so Mr. Chambers can distribute the code to ambulance operators.

Ms. Wilson asked about security for race weekend. *Ms. Lancaster made a motion that we hire security for Thursday, Friday and Saturday of race weekend. Ms. Ward seconded the motion and the motion carried unanimously.*

Ms. Wilson reported on the seepage and back up on Moovalya Drive, stating the problem should be resolved next week after Blue Stake comes in.

Mr. Chambers asked if the land by the upper boat ramp has been quitclaimed to us by Brooke Utilities. Mr. Churchill said it has not.

The proposed Annual Meeting Financials for 2013 and the 2014 Budget prepared by Ms. Thomson were reviewed by the Board. *Mr. Chambers made a motion that the 2013 Financials and the 2014 Budget prepared by Ms. Thomson be approved for distribution to the homeowners when the Annual Meeting Notice is sent. Ms. Lancaster seconded the motion and the motion carried unanimously.*

The next meeting date is 2/3/14.

## **ADJOURNMENT**

The meeting adjourned at 6:37 p.m.  
Submitted by Recording Secretary, Sue Thomson  
APPROVED BY BOARD OF DIRECTORS 2/3/14