

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

November 3, 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 (via teleconference)

Board Members: Christie May Ward, Kit Furnell, Ryan Shubin (via teleconference), Mark Nicholls & Tony Gaipa

ABSENT

Vice President: Chuck Baker

Board Member: Chris Chambers

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill (6:09 p.m.)

Guests: Gary Svider (233), Kathy Northcutt (73/102), Charlie Ward (227), Bob Colby (142), Gary Anslyn (113), Fabio Gaipa (62), Kim Harsch (Robert Gory Realty) & Chuck Smith (103/104) (6:15 p.m.)

CALL TO PUBLIC

Charlie Ward reported that he inspected the parking lot for a possible solution to ongoing parking issues. He said if we remove two or three oleanders and put up a chain from the end of the wall to the oleanders, parking in the odd-shaped lot would be more efficient. Mr. Gaipa suggested looking at an aerial photo to re-evaluate the situation. The few oleanders that would need to be removed are approximately in the middle of the plant row; then we could have a separate section for autos and a separate section for trailers.

MINUTES

Ms. Furnell moved to approve the October Minutes (regular session & executive session), as corrected. Mr. Nicholls seconded the motion. Mr. Sweeney reported that Mr. Shubin wishes to remain on the Board. Ms. Ward said the CC&R's and the Bylaws say two different things regarding Board member attendance. There being no further discussion the motion carried unanimously, and Mr. Shubin will remain on the Board.

FINANCIAL REPORTS

Mr. Shubin moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Ms. Lancaster seconded the motion and the motion carried unanimously. Ms. Ward asked about Ms. Thomson's secret ballot comments. The matter was tabled until December so the Board can have additional time to consider the issue.

PREPAID BILLS FOR APPROVAL

10/03/2014	6878	Havasu Sweeping	Street sweeping	440.00
10/03/2014	6879	Frontier	667-2840	64.43
		"	667-4484	62.08
10/03/2014	6880	Davis Building Supply	Dumpster supplies	54.73
		"	Flag & sprinklers	90.92
		Law Office of John C.		
10/07/2014	6881	Churchill	Ehlers's dog matter	408.94
10/11/2014	EFT	Brooke Utilities, Inc.	53017-11860	271.54
10/15/2014	EFT	Allied Waste Services	3-0527-0040037	2,842.37
10/15/2014	6882	Heather Wilson	Advance	925.00
		"	Fuel	100.00
10/15/2014	6883	Desert Dominion Security	October 10 & 11	386.40
10/17/2014	6884	APS	732930287 & 589381281	1,652.96
10/17/2014	6885	Parker Office Supply	CC&R's & Statement Paper	114.65
10/31/2014	*	Heather Wilson	October balance	925.00
		"	Fuel	100.00
10/31/2014	*	Otis Hall	October Groundskeeping	750.00
10/31/2014	*	Sue Thomson	October	1,150.00
		"	September Pitney Bowes Rental	28.00
		"	Postage	18.06
		"	Office Supplies (toner)	<u>92.81</u>
				10,477.89

BILLS FOR APPROVAL

NONE

Ms. Ward moved to approve the October Balance Sheet; Mr. Nicholls seconded the motion and the motion carried unanimously. Ms. Furnell moved to approve the October Profit & Loss statement; Ms. Ward seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT

No citations were issued.

*Mr. Shubin moved to approve the October General Manager's Report; Ms. Furnell seconded the motion. Ms. Ward questioned security being hired for race weekend, and that it wasn't discussed at the last meeting. Ms. Wilson said she talked to Mr. Sweeney and Mr. Baker about it on the same day as the meeting. Mr. Sweeney said he approved security due to prior robberies on Apache Loop during race weekend. Ms. Wilson said we had over 35 rentals over race weekend with very expensive race rigs in the Keys. Ms. Wilson also said there were lots of other things discussed at the last meeting, and she merely failed to bring it up. Mr. Sweeney said he thought that we previously decided to hire security for all race weekends without the need for separate approval. *There being no further discussion, the motion to approve the General Manager's Report was carried unanimously.**

OLD BUSINESS

Tenant Information Sheet Revision – A revised draft was presented, but some additional changes need to be made. The matter was tabled until December. Ms. Lancaster is to get Ms. Thomson the required information.

Brooke Utilities Fence – Brooke proposed to Ms. Wilson that if we pay for the cost of installing boulders and a chain link fence across the existing path at the bottom of the hill, with an access gate, they would transfer ownership of the launch ramp to us. The gate would not block people's access to the river. We don't have a price yet on these improvements. Mr. Churchill said he would like to discuss Brooke's proposal in executive session. Brooke would deal with the scope of work that would be done. Mr. Sweeney said that until we have something solid by way of a written proposal from Brooke, there is nothing further to discuss on the matter.

Entrance Improvements – Ms. Wilson received a bid of \$1,800 to fill in the gaps with gray rock on both rows of oleanders, the Hopi Drive common area, the area by the trash enclosures and the area behind the lawn. The Aztec-colored rock would cost more. Mr. Sweeney said that the areas on the right hand side could be pink rock. *Mr. Sweeney made a motion to accept the bid of \$1,800 to fill in the gaps at the oleanders, Hopi Drive, trash enclosures and lawn area, with an additional cost of not to exceed \$250 to upgrade all areas on the right hand side only, including lawn area, with pink rock. Ms. Furnell seconded the motion and the motion carried unanimously.*

North Buoy – Mr. Sweeney said he anchored the buoy at double the strength and weight of the previous buoy cable and anchor, so it is quite secure now.

Buckskin Fire Dept. – The matter of financial contribution for the use of the BFD premises for board meetings was tabled until December, due to Mr. Chambers' absence.

NEW BUSINESS

Lot 9 Plans – Mr. Sweeney said he recently reviewed a conceptual plan for a complete rebuild on Lot 9, but the plans were inadequate and did not show setback measurements. He informed the new owner that we will need a better set of (builder's) plans before we consider approval.

No executive session will be held due to no action on the Brooke Utilities item.

Mr. Gaipa asked for an update on the Homeowner Directory inquiries sent to all members recently (which was reported in Ms. Thomson's Bookkeeper's Report).

ADJOURNMENT

The meeting adjourned at 6:25 p.m.

The next meeting date is December 1, 2014.

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