

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

**February 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

*Vice President:* Chuck Baker

*Secretary/Treasurer:* Laura Lancaster

*Board Members:* Blane Coon, Chris Chambers, Christie May Ward, Kit Furnell & Ryan Shubin (via teleconference)

**ABSENT**

*Board Member:* William (Squeak) Kossnar

**OTHERS PRESENT**

*General Manager:* Heather Wilson

*Business Manager/Recording Secretary:* Sue Thomson

*Legal Counsel:* John C. Churchill

*Guests:* Robbie Kaufman (Lot 180), Gary Svider (Lot 233), Lauri Coon (Lot 54), Charlie Ward (Lot 227), Carla Faulkner (David Plunkett Realty)

**CALL TO PUBLIC**

**MINUTES**

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

**FINANCIAL REPORTS**

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

**PREPAID BILLS FOR APPROVAL**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
01/07/2014	6753	SCF Arizona	4th quarter worker's comp	291.66
01/07/2014	6754	Frontier	667-2840	59.33
		"	667-4484	62.81
01/07/2014	6755	Davis Building Supply	#130290	61.89
01/07/2014	6756	Beaver Insurance Agency	Surety Bond (ST)	359.00
01/14/2014	6757	AT&T	928-667-4484	32.33
01/14/2014	EFT	Allied Waste Services	3-0527-0040037	1,064.86
01/15/2014	6758	Heather Wilson	Advance	925.00
		"	Fuel	100.00
01/15/2014	6759	APS	732930287 & 589381281	1,642.70
01/24/2014	EFT	Brooke Utilities, Inc.	53017-11860	126.77
01/31/2014	*	Heather Wilson	January balance	925.00
		"	Fuel	100.00
01/31/2014	*	Otis Hall	January Groundskeeping	750.00
01/31/2014	*	Sue Thomson	January	1,150.00
		"	December Pitney Bowes Rental	28.00
		"	Postage	8.82
				<b>7,688.17</b>

**BILLS FOR APPROVAL**

A & E Services (2013 income tax preparation)	\$300.00
IRS (2013 Federal income tax)	56.00
ADOR (2013 State income tax)	50.00

Collections Report – Lots 15, 21 & 66 are delinquent. First notice letters were sent.

Citations – None.

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

**GENERAL MANAGER’S REPORT**

*Ms. Ward moved to approve the January General Manager’s Report; Mr. Chambers seconded the motion. Ms. Furnell asked if we are paying less to the trash vendor since we have fewer bins, and Ms. Wilson said we reduced the bins from 18 to 12 in the off season, resulting in a cost reduction. In the summer, 18 bins get full, and in the winter, 12 bins fill up. We order extra dumpsters on holidays, as needed. Mr. Coon said he has told outsiders trying to use our trash to go up to the free dump. There being no further discussion, the motion carried unanimously.*

## COMMITTEE REPORT ON RENTAL ISSUES

Mr. Baker said he hasn't had time to meet with the committee, but he did talk with about twenty people to get their ideas and suggestions on the matter. There were mainly four responses: (1) no short-term rentals allowed for new owners; (2) impose a 10-person occupancy limit; (3) collect a fee for short-term rentals; and (4) prohibit short-term rentals entirely.

Mr. Churchill said he is involved in an HOA that precludes short-term rentals unless the Board consents; such consent to not be unreasonably withheld, with the Board having the ability to revoke the privilege if it is abused. Having short-term rentals approved at the discretion of the Board resolves the problem. Mr. Sweeney said there are also problems with owners who frequently have 15-20 guests at a time, and there are many owners' guests who cause a ruckus. Mr. Churchill replied that it is much easier to deal with owner's guests than with short-term renters where an owner is not on site. Ms. Ward asked, is it not the point of the Rental Committee to meet and come up with ideas to present to the Board? Mr. Sweeney said it is; Ms. Faulkner said she is available to meet with the Committee. Mr. Churchill advised that Committee Meetings (work sessions) need to follow proper notice regulations.

## OLD BUSINESS

Bridge – The woman who hit the bridge will be in court again on February 6.

Street Cleaning – Scheduled for April 2. It will be a vacuum/sweep process. Mr. Sweeney said we need to put a sign on the gate.

Raccoons – Mr. Sweeney caught two raccoons with one cage, but he would like to have the other four cages returned to him so he can catch and transfer the caged critters to the Bill Williams area all at one time. Ms. Wilson reported that Lot 61 has had a lot of problems with raccoons in their trash. Regarding feral cats, Mr. Kaufman reported we are down to six cats, and the woman who was feeding them has stopped, but he thinks his neighbor on the north side may be feeding them.

Keypad - The keypad was coded for the ambulances. Mr. Sweeney said the keypad is starting to lock up more, and it locks up whenever someone pushes more than three buttons when trying to open the gate, and this causes it to lock up for about 90 seconds. Ms. Wilson said the keypad was just serviced, and she is waiting on the report before we decide if we need to replace it with an upgraded unit.

Street Seepage – The Moovalya Drive seepage by Lots 37/38 has been resolved, and Ms. Wilson hasn't noticed any water down by the ramp. Also, seepage on Apache was resolved.

Cameras – Mr. Sweeney said he fixed the cameras today, and he turned off the monitor in the guard shack, which doesn't need to be on when security isn't on duty.

Annual Meeting – Mr. Kaufman requested his name be placed on the ballot. *Mr. Coon moved to approve the Annual Meeting documents presented by Ms. Thomson. Mr. Baker seconded*

*the motion.* The Board asked Ms. Thomson to not finalize the ballot until after March 1 so other interested persons can be placed on the ballot if they wish to run for a position on the Board. Ms. Thomson was also asked to add to the Notice of Annual Meeting a deadline of April 16 as the latest date in which Absentee Ballots can be returned to the Association. *There being no further discussion, the motion carried unanimously.*

New Signs – Ms. Wilson said the new signs that were ordered are ready for pick up.

## **NEW BUSINESS**

The next meeting date is 3/3/14.

## **ADJOURNMENT**

The meeting adjourned at 6:20 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS MARCH 3, 2014