

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

March 3, 2014

CALL TO ORDER

Vice President Chuck Baker called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 p.m.

PRESENT

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster

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

ABSENT

President: Jack Sweeney

Board Members: William (Squeak) Kossnar & Ryan Shubin

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233), Al & Cherie Phillips (Lot 168), Mark Nicholls (Lot 169), Tony Gaipa (Lot 118), Robbie Kaufman (Lot 180), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

MINUTES

Mr. Coon moved to approve the February Minutes; Ms. Furnell seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

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

PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
02/04/2014	6763	Frontier	667-2840	59.39
		"	667-4484	62.87
02/04/2014	6764	Davis Building Supply	#130290	18.16
02/04/2014	6765	Desert Dominion Security	Race weekend	724.35
02/04/2014	6766	A & E Services	2013 Tax Returns	300.00
02/04/2014	6767	Internal Revenue Service	1120-H (2013)	56.00
02/04/2014	6768	AZ Dept. of Revenue	120 (2013)	50.00
02/14/2014	EFT	Allied Waste Services	3-0527-0040037	1,689.81
02/14/2014	6769	Heather Wilson	Advance	925.00
		"	Fuel	100.00
02/14/2014	6770	AT&T	928-667-4484	31.48
02/14/2014	6771	APS	732930287 & 589381281	1,603.50
02/26/2014	6772	Peachtree Business Products	Doggie supplies	219.51
02/27/2014	EFT	Brooke Utilities, Inc.	53017-11860	148.81
02/28/2014	*	Heather Wilson	February balance	925.00
		"	Fuel	100.00
02/28/2014	*	Otis Hall	February Groundskeeping	750.00
02/28/2014	*	Sue Thomson	February	1,150.00
		"	January Pitney Bowes Rental	28.00
		"	Postage	7.18
		"	Toner, paper & tax forms	166.13
				<u>9,115.19</u>

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

White Line Citations – Lot 183 & 173 (2).

Ms. Ward moved to approve the February Balance Sheet; Ms. Furnell seconded the motion and the motion carried unanimously. Ms. Ward moved to approve the February Profit & Loss; Ms. Lancaster seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT

Mr. Baker asked if there is a continuing parking problem at Lot 181, and Mr. Kaufman said there is not. Ms. Furnell asked if Lots 127/128 submitted a security deposit for their house repainting project. Mr. Baker asked if the tires were removed from Moovalya Drive, and Ms. Wilson said she gave them until the end of the week to remove them. *Mr. Coon moved to approve the February General Manager's Report; Mr. Chambers seconded the motion and the motion carried unanimously.*

COMMITTEE REPORT ON RENTAL ISSUES

The Committee has not yet met, but Ms. Lancaster presented a comprehensive rental package which she put together. Ms. Lancaster said it is more cohesive regarding renters' expectations and making them aware of the rules in advance of their occupancy; it addresses specific noise issues and quiet hours. It also addresses the overflow parking lot, and she suggests that it be used for parking trailers only, which would help reduce the number of people coming in, and help with wear and tear on our roads. It also discusses implementing an annual fee for vacation homes to help pay for gated security and increased, balanced enforcement with security personnel, enabling us to register everyone who comes in.

Mr. Kaufman brought up the issue of excessive noise coming from boat speakers, and Ms. Lancaster said we can't control that as easily, but people should turn off their boat speakers when they are not outside. Ms. Lancaster asked Mr. Svider to ask his motel guests to comply with the boat speaker issue as well. Mr. Gaipa said that property owners also have been guilty of loud music coming from their boat speakers, and Ms. Wilson concurred, stating that everyone should follow the guidelines.

Ms. Wilson said that many people complain to her about having to turn down their music, telling her, "we're here to have a good time." Mr. Coon said that, nevertheless, people should not be disrespectful to others with regard to excessive noise.

Mr. Baker said that many of the rentals are four-day minimum stays, which means they are here not only on Friday and Saturday nights, but some Wednesday, Thursday and Sunday nights, depending on the four-day range. Both David Plunkett Realty and Robert Gory Realty rental properties in the Keys are all three-day minimum. Ms. Ward asked if there is a County ordinance for quiet times, and if so, can the cops be called on violators?

Ms. Lancaster said she has some updates to the rental package, which she said she will e-mail. Mr. Baker requested that a work session be noticed to the homeowners and held before the annual meeting. Ms. Lancaster said we need feedback from homeowners, and Mr. Baker asked Ms. Thomson to send a Notice of Work Session meeting to all homeowners, with the session to be held concurrent with the next regular monthly meeting on April 7. He said we will then make a presentation at the annual meeting of the feedback we got from the work session. Mr. Churchill suggested that we put on the meeting notice a note saying, "All notices are posted on our website", and that we post the Work Session Meeting Notice on the website. He also suggested that notices state, "It is customary to announce future meetings at the end of regular meetings." The Work Session was set for April 7 following the regular meeting at 6 p.m.

OLD BUSINESS

Bridge – Ms. Wilson reported that the woman involved in the bridge accident was in court again on February 6.

Street Cleaning – Scheduled for April 2. Ms. Wilson will be putting up a banner announcing the project.

Raccoons – Ms. Wilson reported that Mr. Sweeney got the cages back and she cleaned up a lot of raccoon feces along the parking lot wall.

Keypad – A new keypad is going to be installed, but we don't have an invoice yet.

Trash Gate Signs – Ms. Wilson picked up the trash gate signs on Friday, and they will be installed this weekend.

Annual Meeting – Ms. Thomson reported additional names going on the Annual Meeting Ballot. Those added are Robbie Kaufman (180), Robert Spangler (34), William Chiles (200), Tony Gaipa (118) and Mark Nicholls (169). Mr. Nicholls asked how many Board members there are, and Mr. Baker replied that there are currently 9, but we can go to 11.

NEW BUSINESS

The next meeting date is 4/7/14.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS APRIL 7, 2014