

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

**May 5, 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

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

**ABSENT**

*Secretary/Treasurer:* Laura Lancaster

*Board Member:* Chris Chambers

**OTHERS PRESENT**

*General Manager:* Heather Wilson

*Business Manager/Recording Secretary:* Sue Thomson

*Legal Counsel:* John C. Churchill

*Guests:* Charlie Ward (Lot 227), Donna Ehlers (Lot 170), Linda Deters & Robert Colby (Lot 142), Becky Anslyn (Lot 113), Robbie Kaufman (Lot 180), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

**CALL TO PUBLIC**

Ms. Anslyn asked about the possibility of putting up another no wake sign at the south end of the Keys, and she reported the lighted buoy in the south canal has drifted into Keys II and should be moved back. Mr. Ward said he will try to move it.

Mr. Colby asked about the Association publishing a homeowner directory, which his HOA in California publishes, with homeowner contact information. Mr. Sweeney said we had one years ago. Mr. Baker said that many people don't want their names put out to everyone. Mr. Sweeney said we can poll it, and we need to make sure people want their names out there.

Mr. Colby said it should be mandatory. He also said that his California HOA has a sealed ballot system, and we should also hold elections by sealed ballot.

Mr. Kaufman reported problems again with others parking at his property, and he's not sure if his north-side neighbor's vehicle is even operable. Ms. Wilson said she talked to him, and Mr. Sweeney said that if he is parked entirely on his own lot, it is not considered storage, but if he's over his property line, even if he's within the white line, he is on Association property, and the 72-hour parking rule applies, whether the vehicle is operable or not. However, non-operable vehicles are not allowed on an owner's property.

## MINUTES

*Mr. Shubin moved to approve the April Minutes; Mr. Baker seconded the motion and the motion carried unanimously.*

## FINANCIAL REPORTS

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

### PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
04/09/2014	6786	Havasu Sweeping	Street sweeping	440.00
04/09/2014	6787	Frontier	667-2840	59.39
		"	667-4484	62.87
04/09/2014	6788	Davis Building Supply	General R&M	26.28
04/09/2014	6789	AT&T	928-667-4484	36.33
04/09/2014	6790	SCF Arizona	1st quarter worker's comp. liability	320.00
04/09/2014	6791	NetServeOnSite	Website upgrade	150.00
04/09/2014	6792	Law Office of John C. Churchill	HOA 3/31	225.00
04/14/2014	EFT	Allied Waste Services	3-0527-0040037	1,699.98
04/15/2014	6793	Heather Wilson	Advance	925.00
		"	Fuel	100.00
04/17/2014	6794	APS	732930287 & 589381281	1,596.95
04/17/2014	6795	Buckskin Sanitary District	311-41-247BA1	322.45
		"	311-41-247BA2	106.21
		"	311-41-248A1	322.45
		"	311-41-248A2	106.21
		"	311-41-249AA1	322.45
		"	311-41-249AA2	106.21
04/26/2014	EFT	Brooke Utilities, Inc.	53017-11860	141.27
04/30/2014	6796	Heather Wilson	April balance	925.00
		"	Fuel	100.00
04/30/2014	6797	Otis Hall	April Groundskeeping	750.00
04/30/2014	6798	Sue Thomson	April	1,150.00

"	March Pitney Bowes Rental	28.00
"	Postage	11.99
"	AZ Corp. Comm. Annual Report Fee	10.00
		10,044.04

**BILLS FOR APPROVAL**

Peachtree Business Products (STOP sign for Papago @ Moovalya)	\$177.54
SCF Arizona (initial deposit for worker's comp renewal policy)	\$908.00

*Ms. Ward moved to approve the April Balance Sheet; Mr. Shubin seconded the motion and the motion carried unanimously. Mr. Baker moved to approve the April Profit & Loss; Ms. Ward seconded the motion and the motion carried unanimously.*

**GENERAL MANAGER'S REPORT**

**Citations Issued:**

05/01/2014	170 – Ehlers	Fine for unleashed dog (4/8/14)	Owner Occupied	\$25.00
05/01/2014	040 - Lance	White line violation (4/25/14)	Rental Property	\$50.00

*Ms. Ward moved to approve the April General Manager's Report; Ms. Furnell seconded the motion. Mr. Baker asked about the speeding vehicle on April 19, and Ms. Wilson said the Sheriff's Office talked to him at their house, and the vehicle was already parked at the house when they got there. Ms. Anslyn said the father was driving the speeding truck and his son was a passenger. She said the son threatened her husband, Gary, three times. The Anslyns were riding their bikes when the incident happened, and the son was verbally abusive and in their faces. There being no further discussion, the motion to approve the General Manager's Report carried unanimously.*

**OLD BUSINESS**

Water Flow – the matter was tabled until Ms. Wikoff returns with her report.

Key Pad Quote – Mr. Sweeney said he has looked into a Door King 1835 key pad, which is the most reliable and widely used. It can handle 300-3,000 codes, and it has separate call and page functions. He presented the McIntosh proposals, and said that either #1 or #2 should do, with a cost of \$3,650 plus the \$300 add on, passing on proposed add on's A-H, with a total cost of \$4,242.33. Another plus for this system is the ability to do the data entry remotely from a PC. Also, to gain entrance on the new key pad, there would be no need to press \*, just the 4-digit code, and we would need to notify everyone of the new instructions.

*Mr. Baker made a motion to accept the McIntosh proposal for \$4,242.33 for the new key pad. Ms. Furnell seconded the motion and the motion carried unanimously.*

Noise/Parking Issues & Proposed Rental Packet – Since Ms. Lancaster is absent, these matters were tabled until her return.

## **NEW BUSINESS**

Buoys – The buoy at the north entrance is leaning/sinking, and it should be replaced with a larger, lighted buoy. Also, the south buoy is missing and we will attempt to drag it back. It was suggested that a third lighted buoy with a no wake sign be installed in the south canal by lots 153/154.

*Mr. Baker made a motion that we purchase two or three buoys (three if the missing buoy cannot be retrieved from Keys II); Ms. Furnell seconded the motion and the motion carried unanimously.*

## **ELECTION OF OFFICERS**

*Mr. Shubin moved to retain the same officers. Ms. Furnell seconded the motion and the motion carried unanimously.*

President	Jack Sweeney
Vice-President	Chuck Baker
Secretary/Treasurer	Laura Lancaster

Ms. Thomson read the count of the Board of Directors election held during the recent Annual Meeting.

## **OTHER NEW BUSINESS**

Nomination Form – The Board, having previously reviewed the proposed Nomination Form submitted by Ms. Lancaster, decided to send the form out to the membership with the October 1 dues' statements, with the instruction that nominations should be returned to the Association no later than December 31. Ms. Thomson was asked to insert a place for the submitter to list their lot number on the form. Ms. Thomson will insert a reminder notice on the January 1 dues' statements, with an extended deadline of January 31 in which to submit nominations.

Security – Ms. Wilson asked about contracting security service at \$24.15 per hour for the non-holiday summer weekends (in addition to previously contracted security for holiday weekends) from 7:00 p.m. to 3:00 a.m. Friday and Saturday nights, starting May 30 and continuing until the Labor Day holiday. This would be the same security schedule we had last summer. Ms. Wilson said that there is now a land line in the guard shack, since cell service is spotty, and security will be doing their patrol every 45 minutes. Desert Dominion has been providing our security service for three years now, so they are familiar with most of the homeowners.

Ms. Wilson also reported that she cancelled AT&T long distance on the general manager's land line, since Frontier now has free long distance.

*Mr. Baker made a motion that the Association hire Desert Dominion Security Service for all summer weekends from 7:00 p.m. to 3:00 a.m. Friday and Saturday nights (holidays and Tube Float weekend being on separate 3-day schedules) from May 30 to the Labor Day holiday. The motion was seconded and carried unanimously.*

Mr. Baker asked about the pitbull that was running loose resulting in Animal Control writing up a report. Mr. Sweeney said the dog has been on a leash, and Ms. Wilson said there have been no further incidents with it.

Mr. Ward reported loud music coming from a Hopi Drive residence. They were approached; they turned down the music, and then turned it up again, with the man wanting to start a fight when approached again. Ms. Faulkner said those renters have been blacklisted by her agency from renting in the Keys again.

The next meeting date is June 2, 2014.

## **ADJOURNMENT**

The meeting adjourned at 6:47 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS JUNE 2, 2014