

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

June 2, 2014

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:03 p.m.

PRESENT

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

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

OTHERS PRESENT

General Manager: Heather Wilson
Business Manager/Recording Secretary: Sue Thomson
Legal Counsel: John C. Churchill

Guests: Gary Svider (Lot 233), Robbie Kaufman (Lot 180), Kathy Northcutt (73/102), John Croteau (Lot 171), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

MINUTES

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

Mr. Baker moved to approve the 2014 Annual Meeting Minutes; Ms. Lancaster seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

Ms. Thomson reported additional invoices that came in after her Bookkeeper's Report; an invoice from McIntosh Controls, Inc. for gate maintenance & repairs for \$1,483.53 and Rolyan Buoy's invoice for three new lighted buoys for \$2,303.66. *Ms. Furnell moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Ms. Lancaster seconded the motion.* Mr. Sweeney said that the third buoy did need to be replaced; the chain was missing and you couldn't see the no-wake sign. The new buoy still needs chain and concrete weight attached to it. Ms. Thomson was asked to provide insurance coverage and premium comparisons for the liability/property damage policy, the umbrella policy and the directors' & officers' liability policy for 2013 and 2014 in her next report. *There being no further discussion, the motion carried unanimously.*

PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
05/06/2014	6799	Frontier	667-2840	59.39
		"	667-4484	62.90
05/06/2014	6800	Law Office of John C. Churchill	HOA 4/30	650.00
05/06/2014	6801	Davis Building Supply	#130290	95.33
05/06/2014	6802	Peachtree Business Products	STOP sign (Papago@Moovalya)	177.54
05/06/2014	6803	Global Gate Controls, Inc.	25 Stanley gate remotes	312.50
05/06/2014	6804	SCF Arizona	Initial Deposit	908.00
05/12/2014	6805	APS	732930287 & 589381281	1,603.19
05/15/2014	EFT	Allied Waste Services	3-0527-0040037	3,193.41
05/15/2014	6806	Heather Wilson	Advance	925.00
		"	Fuel	100.00
05/15/2014	6807	AT&T	928-667-4484	41.14
05/27/2014	6808	Desert Dominion Security	Memorial holiday	748.65
05/28/2014	EFT	Brooke Utilities, Inc.	53017-11860	213.73
05/30/2014	*	Heather Wilson	May balance	925.00
		"	Fuel	100.00
05/30/2014	*	Otis Hall	May Groundskeeping	750.00
05/30/2014	*	Sue Thomson	May	1,150.00
		"	April Pitney Bowes Rental	28.00
		"	Postage	7.73
				12,051.51

BILLS FOR APPROVAL

Beaver Insurance Agency (D&O policy)	\$1,552.00
Auto-Owners Insurance (Liability/Property Damage)	\$1,138.00
Auto-Owners Insurance (Umbrella)	\$1,150.39
Peachtree Business Products (dog station supplies)	\$ 117.27

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

GENERAL MANAGER’S REPORT

Citations Issued:

06/02/2014	085 – Moody/McHale	White line violations (5/23/14)	Rental Prop.	\$100.00
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Ms. Ward moved to approve the May General Manager’s Report; Ms. Furnell seconded the motion and the motion carried unanimously.

OLD BUSINESS

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

Key Pad Quote – Ms. Wilson reported that the new keypad should be on its way soon from the manufacturer. She said no one’s codes will change. Mr. Sweeney said he set up the codes on the current system by lot number, and he would like to keep the same code system. He e-mailed a code list to the manufacturer’s programmer who was able to successfully retrieve the data so it can be printed onto a log sheet for our use in programming the new unit.

Buoys – Ms. Wilson reported that the three new buoys are in transit.

Noise/Parking Issues & Proposed Rental Packet – Ms. Wilson has been working with the security company owners, and she has provided them with professional shirts and hats.

Mr. Baker reported that Mr. Gaipa’s Memorial Day holiday renters next door to him were making a lot of noise at 3:30 a.m. When Mr. Baker asked them to keep it down, he was told to “f” off. Another neighbor called the Sheriff’s Office. Ms. Wilson said there was a roof-jumping incident with the same group of people at Mr. Gaipa’s house. Mr. Gaipa said he is sending a letter to them that he will not rent to them again, and he asked how he could get a list of the undesirables to other rental owners, as we need to let everyone know not to rent to them. Ms. Lancaster said the rental owners now have an e-mail list of each other’s contact information so they can communicate with each other. Ms. Harsch said she met with Mr. Gaipa’s neighbors who complained about the noise, but they wouldn’t let Ms. Harsch go over there to talk to them. She suggested that in the future Mr. Baker call her, and she will call the Sheriff’s Office. She said she spends a lot of time trying to tell her renters to be respectful. She said about this particular incident that she never got a complaint until Sunday. Mr. Baker said it wasn’t just the music that was loud. Ms. Wilson said there was also boat noise. Ms. Lancaster says she texts her renters nightly to check on them. Mr. Nicholls said we’ve got to expect some of that on a holiday weekend.

NEW BUSINESS

Re-striping – Ms. Furnell made a recent request that we look into re-striping the streets, and Ms. Wilson said she is talking to two vendors about striping, cracks, and seal coat or slurry seal. Mr. Sweeney said it is pointless to stripe unless we first do a crack fill and seal coat. Ms. Thomson was asked to give the Board before the next meeting a summary of what's been done with the streets over the last six or seven years. Ms. Lancaster suggested that we notify homeowners when we send out dues' statements about any upcoming street work to be done.

Regarding the proposed rental package, Ms. Lancaster said she has been busy moving, and she will get together with Mr. Baker to discuss the issues. Mr. Baker said we need to find a way to control renters. Ms. Harsch said the situation is what it is, and we're going to do what we can to make it better. Mr. Baker did acknowledge that it is not just renters we need to control; that everyone needs to be respectful of others.

Mr. Gaipa suggested that we incorporate stiff fines into the proposed package for every time the Sheriff's Office has to be called. He would also like to see a document that all renters must sign acknowledging good neighbor awareness, a no trespassing policy, and proper trash disposal, or else face immediate eviction. He also suggested revising the Tenant Information Sheet, which gets signed by the renters, to include at the bottom an evaluation to be completed by the owner post-tenancy, which would not only serve as a deterrent to bad behavior, but also a warning that they can be immediately evicted for bad behavior. Ms. Furnell thanked Mr. Gaipa for his attentiveness to this problem.

Mr. Baker said he going to be a proponent for new rules and increased fines for everyone who breaks the rules, with the final proposals going out for vote by the membership when we're ready. Mr. Nicholls said that noise is not cut and dry.

Mr. Sweeney, who said he wasn't in town over the holiday weekend, reported that one of his neighbors witnessed a razor rollover from the top of the Brooke Utilities hill all the way down into the water at the edge of Brooke's property. The occupants of the Razor ended up in 6' of water up to their necks. He asked Mr. Churchill if we can talk to Brooke Utilities again to see if they can fence off the area to avoid future accidents. Also, it is a nuisance when the wind blows, as the off-road vehicles kick up a lot of dust that blows into the Keys. Or they drag mud when it rains. Mr. Sweeney said we don't own the hill, and Brooke has previously prohibited us from fencing off the area.

Mr. Kaufman said he witnessed kids racing a golf cart in the street at about 3:00 a.m. over the holiday.

Mr. Chambers said the Association needs to make donations for each use of the Fire Department facilities for its meetings, since Buckskin Fire is a public entity. Mr. Chambers will review the Arizona Statutes and report back as to the particulars of the law.

The next meeting date is July 7, 2014.

ADJOURNMENT

The meeting adjourned at 6:43 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS JULY 7, 2014