

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

July 7, 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: Chris Chambers, Christie May Ward, Ket Furnell, Mark Nicholls & Tony Gaipa

ABSENT

Board Member: Ryan Shubin

OTHERS PRESENT

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

Guests: Gary Svider (Lot 233), Kathy Northcutt (73/102), Charlie Ward (227), Steve Heisen (166), Squeak Kossnar (122), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

MINUTES

Mr. Chambers moved to approve the June Minutes; Ms. Lancaster seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

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

PREPAID BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
06/03/2014	6812	McIntosh Controls, Inc.	Service & repair both gates	1,483.53
06/03/2014	6813	Rolyan Buoys	3 new lighted buoys	2,303.66
06/03/2014	6814	Beaver Insurance Agency	D&O	1,552.00
06/03/2014	6815	Auto-Owners Insurance	Liability/Property	1,138.00
		"	Umbrella	1,150.39
06/03/2014	6816	Frontier	667-2840 (2 mos.)	125.34
		"	667-4484	65.29
		Peachtree Business Products	Dog station supplies	117.27
06/03/2014	6817	Davis Building Supply	Stop sign supplies	15.76
06/03/2014	6818	"	Timer,hoses,batteries,cable ties	107.34
		"	Lawn supplies	77.35
06/03/2014	6819	Desert Dominion Security	5/25 & 5/26	434.70
06/10/2014	6820	Desert Dominion Security	Tube Float	833.18
06/13/2014	6821	Heather Wilson	Advance	925.00
		"	Fuel	100.00
06/14/2014	EFT	Allied Waste Services	3-0527-0040037	2,610.44
06/16/2014	6822	Jack Sweeney	Buoy anchoring parts/Home Depot	243.88
06/16/2014	6823	APS	732930287 & 589381281	1,639.94
06/16/2014	6824	AT&T	928-667-4484	32.43
06/17/2014	6825	Desert Dominion Security	6/13 & 6/14	434.70
06/25/2014	6826	Desert Dominion Security	6/20 & 6/21	434.70
06/26/2014	EFT	Brooke Utilities, Inc.	53017-11860	277.73
06/27/2014	6827	McIntosh Controls, Inc.	Doorking keypad	2,450.00
		"	Doorking keypad labor, software and tax	1,792.33
06/30/2014	6828	Heather Wilson	June balance	925.00
		"	Fuel	100.00
06/30/2014	6829	Otis Hall	June Groundskeeping	750.00
06/30/2014	6830	Shaffer Welding Services	Repair trash gate	75.00
06/30/2014	6831	McIntosh Controls, Inc.	Keypad & labor to replace keypad & adjust exit gate open limit	399.94
		"	Exit gate stuck; surge suppressor for circuit board, digital diagnostic-type detector module & labor	1,423.05
06/30/2014	6832	Sue Thomson	June	1,150.00
		"	May Pitney Bowes Rental	28.00
		"	Postage	122.39
				25,318.34

BILLS FOR APPROVAL

Havasu Sweeping (street sweeping 7/1/14)

\$ 440.00

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

GENERAL MANAGER'S REPORT

Ms. Ward moved to approve the June General Manager's Report; Mr. Chambers seconded the motion. Ms. Furnell presented some statistics she observed regarding the ratio of occupants per house and vehicles & trailers per house. Ms. Lancaster said that Ms. Furnell's statistics are skewed, as the data used was incomplete. There being no further discussion, the motion carried unanimously.

OLD BUSINESS

Water Flow – the matter will be tabled indefinitely until Ms. Wikoff returns with a report.

Key Pad – The new key pad has been installed and is working properly. The only operational change is that the # key needs to be used in place of the * key. Gate instructions that go out with new owners packets and also appear on our website have been revised.

Buoys – The new buoys have been installed.

Insurance Coverages & Premiums – Ms. Thomson presented a two-year comparison spreadsheet of insurance (D&O, liability and umbrella) coverages and their premiums. No concerns were voiced.

Street Maintenance – Mr. Baker said we may need to look into a slurry coat. Ms. Wilson said she obtained two bids, and Mr. Sweeney said we need to compare them to T&C's cost. Mr. Baker said that other vendor's jobs have not turned out very well and would prefer to stay with T&C. Mr. Sweeney said we would look at this further at the end of the summer, or first of the year. The matter was tabled until October.

Brooke Utilities Area – Regarding our desire to fence off the Brooke Utilities area where a rollover accident occurred from the top of the hill down to the ramp, Mr. Churchill said this constitutes an *attractive nuisance*, and we should complain to those who own an attractive nuisance, and he thought we should ask Brooke if we can pay for a fence to be constructed on their property. Mr. Sweeney said chain link fencing at 6' high should come off the corner and continue for about 100' to wrap around the area in question. Ms. Furnell asked if we could be held liable if someone entered the area from above and fell down onto the fence. Mr. Churchill said we could potentially be held liable. Mr.

Sweeney said Brooke probably won't allow us to pay for and construct the fence, but we should ask so that our request is on record. Mr. Sweeney estimated such a fence to cost approximately \$3,000. He said the lower, flat part of the area belongs to Brooke, but the slope belongs to the owner of the flat lot above it. Mr. Chambers asked if a couple of telephone poles laid out would work.

Buckskin Fire Donations - Mr. Chambers said that typical donations for the use of their premises are either on a \$10-per-hour basis, or on an annual-fee basis. He will find out which and report back.

Noise – Mr. Baker noted that we had lots of families in the Keys over the 4th of July holiday, and that the noise level was not as bad as it has been; not like Tube Float. Mr. Sweeney said he thought the holiday was fairly peaceful. Mr. Chambers said he talked to a couple of people about fireworks; he said small fireworks that stay on the ground are legal, but any type of fireworks that go in the air are illegal. Mr. Sweeney said our CC&R's prohibit all fireworks, and Ms. Ward said she doesn't recall seeing that prohibition in the CC&R's. Mr. Sweeney said he would look it up and report back in September.

Rental Packet – No additional feedback was presented. Ms. Lancaster said a couple of the rental owners have sold their properties.

NEW BUSINESS

Member Directory – Mr. Gaipa said he is interested in our formulating a member directory with homeowner contact information. He said he has talked to 15-20 people who would like a directory; he received no negative response. He said the directory would be a good way to get to know your neighbors. Mr. Sweeney said we could ask owners if they prefer not to be included in the directory, and we could send a sample of the directory to everyone with the next dues' statements. *Mr. Baker made a motion that the Association ask all homeowners, when the next dues' statements go out, if they would prefer their contact information, name/e-mail/address/phone number(s), NOT be included in the directory; that we will include them in the directory if we don't hear from them to the contrary. Mr. Gaipa seconded the motion and the motion carried unanimously.*

Bridges – Mr. Sweeney said the lineal wood on the first bridge is starting to come off, and some sections of wood need to be replaced. Four are rotten, 2x4's are off, the bumper is off, and the left bottom front is coming off. Mr. Gaipa asked if we could prop it up with metal conduit; Mr. Sweeney said he will strap it up. He said telephone line and street electrical lines are there; he didn't know about cable TV line.

Security Deposits – Ms. Thomson was asked to follow up with Lot 85 owners regarding the submission of a rental security deposit.

Tenant Information Sheet – Mr. Gaipa wants to revise the Tenant Information Sheet to include an evaluation section at the bottom. Mr. Gaipa will get Ms. Thomson the new copy so it can be updated on the website and in the new owner packet.

The next meeting date is September 8, 2014.

ADJOURNMENT

The meeting adjourned at 6:32 p.m.

Submitted by Recording Secretary, Sue Thomson

APPROVED BY BOARD OF DIRECTORS SEPTEMBER 8, 2014