

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

**January 5, 2015**

**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

*Secretary/Treasurer:* Laura Lancaster (via teleconference)

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

**ABSENT**

*Vice President:* Chuck Baker

**OTHERS PRESENT**

*General Manager:* Heather Wilson

*Business Manager/Recording Secretary:* Sue Thomson

*Legal Counsel:* John C. Churchill

*Guests:* Gary Svider (233), Don & Donna Alexander (115) & Carla Faulkner (David Plunkett Realty)

**CALL TO PUBLIC**

**MINUTES**

*Ms. Lancaster moved to approve the December Regular Meeting Minutes. Mr. Shubin seconded the motion. Mr. Sweeney noted one correction. There being no further discussion the motion carried unanimously. Ms. Ward moved to approve the December Executive Session Minutes. Mr. Nicholls seconded the motion and the motion carried unanimously.*

**FINANCIAL REPORTS**

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

**PREPAID BILLS FOR APPROVAL**

12/03/2014	6898	Law Office of John C. Churchill	HOA/October	125.00
12/03/2014	6899	Desert Dominion Security	Thanksgiving Holiday	857.33
12/03/2014	6900	Frontier	667-2840	64.59
		"	667-4484	62.24
12/03/2014	6901	Davis Building Supply	#130290	96.09
12/03/2014	6902	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
12/09/2014	EFT	Brooke Utilities, Inc.	53017-11860	313.67
12/15/2014	EFT	Republic Services	3-0527-0040037	2,556.00
12/15/2014	6903	Heather Wilson	Seed & fertilize lawn	175.00
12/15/2014	6904	Heather Wilson	Advance	925.00
		"	Fuel	100.00
12/16/2014	6905	Angel's Creative Landscaping	Gravel & rock common areas	2,025.00
12/16/2014	6906	APS	732930287 & 589381281	1,604.21
12/22/2014	6907	Parker Office Supply	2 - 5' x 8' flags	240.02
12/30/2014	6908	Havasu Sweeping	Street sweeping	440.00
12/31/2014	6909	Heather Wilson	December balance	925.00
		"	Fuel	100.00
12/31/2014	6910	Otis Hall	December Groundskeeping	750.00
12/31/2014	6911	Sue Thomson	December	1,150.00
		"	November Pitney Bowes Rental	28.00
		"	Postage	113.91
12/31/2014	PC	Otis Hall	Clean-up Moovalya Dr. sinkhole (6/30)	60.00
12/31/2014	PC	Otis Hall	Prep work for new gravel/rock (12/2)	80.00
12/31/2014	PC	Lowe's Colorado River Building	Solar lights @ ramp (3/7)	43.12
12/31/2014	PC	Materials	Sprinkler repair (3/23)	32.28
12/31/2014	PC	Ace Hardware	Guard shack toilet repair (5/1)	5.47
12/31/2014	PC	Circle K	Yard equipment fuel (3/28 - 12/13)	100.59
12/31/2014	6912	Petty Cash	(Reimburse above PC expenses)	
			TOTAL	12,997.52

**BILLS FOR APPROVAL**

Law Office of John C. Churchill (11/30/14 invoice attached) 75.00

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

## **GENERAL MANAGER'S REPORT**

No citations were issued. Ms. Wilson needs to re-send her GM report to include the period of December 28 through 31, which is missing. *Ms. Furnell moved to approve the December General Manager's report as presented. Mr. Nicholls seconded the motion.* Ms. Wilson discussed a New Year's Eve incident on Apache Loop where she got a midnight call to have neighbors turn down the music. When she arrived at the house, she got surrounded by the partiers; she was not able to get out of her car, and she felt threatened so the Sheriff's Office was called. She said that the Apache people mistook her for Ms. Shockley who testified recently against them in a lawsuit involving folks in the neighborhood. When Ms. Wilson returned the next day, the street was barricaded. Ms. Wilson told the Sheriff's deputy that she did not want to press charges, since it would be her word against 15 others. Mr. Sweeney said we haven't had any problems on Apache in a couple of years, and the charges against the family on Moovalya (the subject of the lawsuit) were dropped. The police ended the New Year's Eve incident. Mr. Churchill said if a problem arises again with the same people we will send a letter advising them that they are creating a nuisance. *There being no further discussion the motion carried unanimously.*

## **OLD BUSINESS**

Brooke Utilities – There has been no response from Brooke regarding the proposed exchange of land/ramp and our blocking access to their hill property. Mr. Churchill said he may have a legal description of the subject land/ramp in an old file.

Lot 199 – Mr. Nicholls talked to Mr. Chiles about the white line issue at the Navajo Lane side of Mr. Chiles' property. Mr. Chiles doesn't want to do anything about the matter at this time.

## **NEW BUSINESS**

Lot 9 Plans – The Board reviewed detailed construction plans for Lot 9. *Mr. Sweeney moved to approve the Lot 9 plans as submitted, as they meet the side and front setbacks and height restriction. Mr. Chambers seconded the motion and the motion carried unanimously.*

Street Maintenance – Ms. Wilson said she received an information packet from Ace Asphalt. Mr. Sweeney asked her to contact T&C Seal Coating for a proposal to do a crack fill and seal coat. Mike Dyer is to fix the sinkhole.

Annual Meeting – *Ms. Furnell moved to set Saturday April 4, 2015 at 9:30 a.m. at the Board of Supervisors meeting room as the date of the 2015 Annual Meeting. Mr. Nicholls seconded the motion and the motion carried unanimously.*

Lot 46 Lien – *Mr. Sweeney moved to authorize Mr. Churchill to file a lien for delinquent dues on Lot 46. Mr. Nicholls seconded the motion and the motion carried unanimously.*

Security – Mr. Nicholls reported that over Thanksgiving weekend security was waving people through the gate who did not have either a lot sticker or visitor pass. He said several people noted this happening.

## **ADJOURNMENT**

The meeting adjourned at 6:27 p.m.

The next meeting date is February 2, 2015.

Submitted by Recording Secretary, Sue Thomson  
APPROVED BY BOARD OF DIRECTORS FEBRUARY 2, 2015