

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
October 5, 2015

CALL TO ORDER:

Jack Sweeney called the regular Meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 pm.

PRESENT:

President:	Jack Sweeney
Secretary/Treasurer:	Christie May Ward
Board Members Present:	Kit Furnell
	Mark Nicholls
	Chris Chambers
	Chuck Baker

Via Teleconference:	Tony Gaipa – Vice President
	Ryan Shubin
	Laura Lancaster

OTHERS PRESENT:

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

GUESTS:

Ed Olson	Lot 46
Kathy Northcutt	Lot 73
Howard Wikoff	Lot 95
Trish Wikoff Lot	Lot 95
Carla Faulkner	David Plunkett Realty
Kim Harsch	Robert Gory Realty

CALL TO PUBLIC:

MINUTES:

Mr. Chambers made a motion to approve the September 2015 Meeting Minutes. Mr. Baker seconded the motion and the motion carried unanimously.

Mr. Nicholls made a motion to approve the September 2015 Executive Session Meeting Minutes. Ms. Furnell seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS:

Mr. Baker made a motion to approve the September 2015 Prepaid Bills and Bills for Approval. Mr. Nicholls seconded the motion and the motion carried unanimously.

Mr. Baker made a motion to approve the September 2015 Balance Sheets.
 Ms. Ward seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS CONTNUED:

Ms. Ward made a motion to approve the September 2015 Profit and Loss Statements.
 Mr. Baker seconded the motion and the motion carried unanimously.

BOOKEEPERS REPORT SUBMITTED BY SUE THOMPSON:

Mr. Sweeney denied the Bookkeeper's Report. Bookkeeper's report is to be resubmitted at the next Board Meeting for approval.

SEPTEMBER PREPAID BILLS & BILLS FOR APPROVAL

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
09/01/2015	7041	Cintas	Backflow inspection	46.39
09/01/2015	7042	Davis Building Supply	Pine-sol	21.90
		"	Oil	8.76
		"	Sprinkler,cable ties,cleaner	104.09
09/02/2015	7043	Desert Dominion Security	Aug. 28	228.60
09/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
09/10/2015	7044	Desert Dominion Security	9/3 thru 9/6	1,066.80
09/11/2015	DEBIT	iBuyOfficeSupply	Perforated statement paper	47.36
09/14/2015	EFT	Republic Services	3-0527-0040037	2,427.84
09/15/2015	7045	Heather Wilson	Advance	1,200.00
		"	Fuel	100.00
09/15/2015	7046	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
09/15/2015	7038	VOID	Tina Rose returned 8/31 ck. (quit)	-250.00
09/15/2015	7047	Law Office of John Churchill	July HOA	150.00
09/15/2015	7048	Frontier	667-2840	67.09
		"	667-4484	144.24
09/15/2015	7049	APS	732930287 & 589381281	1,716.53
09/15/2015	7050	HD Supply	Dog bags/trash bags	161.34
		"	Violation tags	118.36
09/15/2015	7051	Jack Sweeney	Material to install no-wake signs	59.23
09/15/2015	7052	McIntosh Controls, Inc.	Service/repairs to gate system	845.53
09/18/2015	EFT	Brooke Utilities, Inc.	53017-11860	247.86
09/22/2015	7053	Parker Office Supply	#9 & #10 printed envelopes	438.16
		"	2 flags	246.06
09/23/2015	7054	Postmaster	Stamps for HOA statements	147.00
			Clear/remove brush @ lot by 1st	
09/28/2015	7055	Gerald Batzloff	bridge	300.00
09/28/2015	7056	Pioneer Title	<i>Overpayment refund--not an expense</i>	
09/28/2015	7057	Cintas	Backflow inspection/repair	262.56
09/30/2015	7058	Heather Wilson	September balance	1,200.00
		"	Fuel	100.00
		"	September Minutes	250.00
09/30/2015	7059	Otis Hall	Sept. Groundskeeping	750.00
09/30/2015	7060	Sue Thomson	September	1,250.00
		"	Postage	19.60

13,510.30

BILLS FOR APPROVAL -NONE

LOT CHANGES:

In Escrow: Lot 234 (Berg to Rude)
Lot 108 (Beard to Mudd)

Changes: Lot 224 (Shevitski/Couch to Tovatt)
Lot 139 (Klecan to Mattson)
Lot 207 (Baker to Kemme)

OCTOBER PREPAID BILLS & BILLS FOR APPROVAL

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
10/01/2015	7061	Susie's Yard Care LLC	Trim oleanders on Riverside Dr.	2,500.00
10/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
10/08/2015	7062	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
10/08/2015	7063	Frontier	667-2840	67.09
		"	667-4484	67.67
10/08/2015	7064	Law Office of John C. Churchill	Sept. HOA	302.50
10/08/2015	7065	Davis Building Supply	Hoses/solar supplies	106.20
10/08/2015	7066	La Paz County Treasurer	311-41-249C (in full)	1,347.20
		"	311-41-003B (in full)	5.34
10/13/2015	7067	Desert Dominion Security	Race Weekend	508.00
10/15/2015	EFT	Republic Services	3-0527-0040037	2,712.79
10/15/2015	7068	Heather Wilson	Advance	1,200.00
		"	Fuel	100.00
		"	Advance	125.00
10/20/2015	7069	APS	732930287 & 589381281	1,685.38
10/20/2015	7070	Cintas	Replace parts on failed backflow	265.48
10/21/2015	EFT	Brooke Utilities, Inc.	53017-11860	294.10
10/30/2015	7071	Heather Wilson	October balance	1,200.00
		"	Fuel	100.00
		"	October balance	125.00
10/30/2015	7072	Otis Hall	October Groundskeeping	750.00
10/30/2015	7073	Sue Thomson	October	1,250.00
		"	Postage	10.29
		"	Endorsement stamp	20.30
				<u><u>14,777.34</u></u>

BILLS FOR APPROVAL:

Law Office of John Churchill (10/29/15 HOA) \$137.50

LOT CHANGES:

In Escrow: Lot 234 (Berg to Rude)
Lot 108 (Beard to Mudd)
Lot 160 (Lewis to Van Hall & Kaufman)

Changes: NONE

GENERAL MANAGER'S REPORT:

Mr. Baker made a motion to approve the September 2015 General Manager's Report. Mr. Nicholls seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Bids for Bridge Repair:

Mr. Sweeney has spoken with Larry's Painting and Steve Stanton Construction, they will submit their bids for repairing the bridges once the weather cools down and there is less traffic in the canals.

Oleander Trimming:

Mr. Sweeney stated that the trimming of the oleanders at the grass area that was approved at the last Meeting has been completed by Susie's Yard Care. Susie's Yard Care did a great job.

Lot 46 – 8683 Moovalya Drawings:

Mr. Ed Olson submitted to the Board (3) set of drawings for approval for Lot 46, 8683 Moovalya. Mr. Sweeney stated that he has reviewed the drawings and the drawings are in compliance with the CC&R's.

Mr. Sweeney made a motion to approve the drawings for Lot 46, 8683 Moovalya Drive dated July 30, 2015. Mr. Nicholls seconded the motion and the motion carried unanimously. Drawings were stamped approved and signed by all Board Members that were present. Mr. Negus was given the (2) sets of approved drawings and one set was retained for our files.

NEW BUSINESS:

Canal Addresses:

Ms. Wilson reported that she had sorted thru the address signs that are in storage that were to be posted on the canal side of Homeowner's properties. Ms. Wilson also presented to the Board a sample of one of the address signs that were found in storage. Ms. Wilson stated that there are sixty-one (61) signs in storage.

Mr. Baker made a motion for Ms. Wilson to get a price to purchase and install two hundred (200) address signs on the canal side of homeowner's properties. Ms. Furnell seconded the motion and the motion carried unanimously. Ms. Wilson will report back at the next Board Meeting.

Removal of Wood Post Fencing:

Ms. Wilson asked the Board if the wood post fence that is outside the gate at the entrance to the property can be removed. Ms. Wilson stated that the wood post fencing is broken and weathered.

Ms. Wilson also stated that there is an oleander hedge that is behind the wood post fencing that creates a natural barrier from road side of the wood post fencing. Mr. Churchill advised the Board that the removal of the wood post fence needs to be looked into more before approving the removal of the wood post fencing. Mr. Churchill pointed out that the wood post fencing could be some type of property barrier and the issue needs to be looked at closer.

Mr. Sweeney made motion to leave the wood post fence in place and not remove it, but to repair the wood post fence. Mr. Baker seconded the motion and the motion carried unanimously

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson presented to the Board literature on the Jenson Lake Mower, which is a piece of equipment that can be purchased for about \$3,500.00. However this piece of equipment still requires a boat and manpower and a check list of other items needed to perform the vegetation removal.

Ms. Wilson also presented to the Board literature on the Aquatic Harvesting Company. Aquatic Harvesting provides the equipment and staff to quickly clean and maintain water. Aquatic Harvesting removes plants from lakes, rivers, ponds and deltas quickly and safely. The aquatic weed removal is accomplished by cutting and gathering the plants with an aquatic weed harvester. The Aquatic Harvesting Company comes to La Paz County seasonally. For the Lake Moovalya Keys that would be in June and July, which is the peak weed season in the canals. This service costs about \$1,500.00 per day.

Ms. Wilson stated that Aquatic Harvesting's website is very informative and recommends that homeowners log on and watch the video. Their website is Aquaticharvesting.com. Ms. Wilson will arrange a video viewing at the next Board Meeting.

Mr. Sweeney has asked Ms. Wilson to arrange a site visit from Aquatic Harvesting so they can give the Board a proposal for the removal and disposal of the vegetation in the canals.

Mr. Sweeney stated that Mr. John Croteau who has headed up The Vegetation Management Committee is moving. Therefore the Board is seeking a homeowner to volunteer to head up the committee so we can move forward with the vegetation management in the canals. There were no volunteers present at the Board Meeting that were willing to head up the committee. Mr. Sweeney asked Ms. Wilson to post a notice on our website under special notices asking homeowner's to volunteer to head up this committee.

ADJOURNMENT:

The Meeting adjourned at 7:00 pm

The next Meeting date is November 2, 2015

7:00 pm Executive Session requested

7:15 Regular Session

7:30 Regular Session adjourned

Submitted by Recording Secretary, Heather Wilson