

LAKE MOOVALYA KEYS
Board of Directors
Board Approved Regular Meeting Minutes
November 2, 2015

CALL TO ORDER:

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

PRESENT:

President:	Jack Sweeney	Lot 197
Secretary/Treasurer:	Christie May Ward	Lot 227
Board Members Present:	Kit Furnell	Lot 16
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

VIA TELECONFERENCE: Ryan Shubin Lot 161

OTHERS PRESENT:

Legal Counsel:	John C. Churchill	Lot 153/154
General Manager/ Recording Secretary:	Heather Wilson	Lot 166

GUESTS:

ABSENT:

Vice President	Tony Gaipa	Lot 118/120
	Laura Lancaster	Lot 162/163

CALL TO PUBLIC:

No Call to the public.

MINUTES:

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

Ms. Ward made a motion to approve the October 2015 **Executive Session Meeting Minutes**. Mr. Nicholls seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT:

NOVEMBER PREPAID BILLS & BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
11/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
11/10/2015	7074	Law Office of John C. Churchill	Oct. HOA	137.50
11/10/2015	7075	Frontier	667-2840	67.69
		"	667-4484	66.07
11/10/2015	7076	Havasu Sweeping	Street sweeping	440.00
11/10/2015	7077	CopperPoint Mutual	Installment 2 of 3 (5/1/15 - 5/1/16)	350.47
11/10/2015	7078	Patrick Porterfield	Seed & fertilize grass	200.00
11/10/2015	7079	Patrick Porterfield	Dig up/replace broken irrigation pipe	115.00
11/10/2015	7080	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
11/13/2015	7081	Heather Wilson	Advance	1,200.00
		"	Fuel	100.00
		"	Advance	125.00
11/14/2015	EFT	Republic Services	3-0527-0040037	2,385.13
11/18/2015	7082	APS	732930287 & 589381281	1,651.38
11/19/2015	EFT	Brooke Utilities, Inc.	53017-11860	366.87
11/30/2015	7083	Heather Wilson	November balance	1,325.00
		"	Fuel	100.00
11/30/2015	7084	Otis Hall	November Groundskeeping	750.00
11/30/2015	7085	VOID		
11/30/2015	7086	Sue Thomson	November	1,250.00
		"	Postage	5.39
				<hr/>
				<u>10,670.50</u>

BILLS FOR APPROVAL:

Law Office of John Churchill (11/30/15 HOA) \$165.00

LOT CHANGES:

In Escrow: Lot 234 (Berg to Rude)
Lot 203 (Krysko to CMTS Holdings, LLC)
Lot 122 (Burke to Kashuba)

Changes: Lot 108 (Beard to Mudd)
Lot 160 (Lewis to Van Hall & Kaufman)

Submitted by Sue Thomson

Mr. Baker made a motion to approve the **September 2015 Bookkeepers Report**.
Ms. Ward seconded the motion and the motion carried unanimously.

Mr. Shubin made a motion to approve the **October 2015 Bookkeepers Report**.
Mr. Nicholls seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS:

Mr. Shubin made a motion to approve the October **2015 Prepaid Bills and Bills for Approval**. Mr. Nicholls seconded the motion and the motion carried unanimously.

Ms. Ward made a motion to approve the October 2015 **Balance Sheets**.

Mr. Chambers seconded the motion and the motion carried unanimously.

Ms. Ward made a motion to approve the October 2015 **Profit and Loss Statement**.

Mr. Shubin seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Ms. Furnell requested to change Lot 108 to Lot 88 on Page 8 of the General Manager's Report under the October 21, 2015 notes.

Lot 64 8850 Apache:

Ms. Wilson stated in the General Manager's report that Lot 64 does not have their address posted on the street side of the property. This is a rental house, no address makes it difficult for renters to locate the property.

Mr. Sweeney made a motion to have Ms. Wilson send a letter to the property owner advising them to post their address on the street side of the property. Ms. Furnell seconded the motion and the motion carried unanimously.

Mr. Chambers made a motion to approve the October 2015 **General Manager's Report**. Mr. Nicholls seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Bids for Bridge Repair:

Mr. Sweeney has not received the bridge repairs. Will update at the December Board Meeting.

Canal Addresses:

Ms. Wilson has not received the bid from Signcraft. Bid will be presented at the December Board Meeting.

NEW BUSINESS:

Lot 207 8720 Hopi:

The association has received a letter from the La Paz County Department of Community Development in regards to the request for change of lot variance from a 20' set back to a 10' setback. Mr. Sweeney stated that the request for variance is in compliance with the Keys CC&R's, therefore no response is required back to the La Paz County Department of Community Development.

Lot 181 8801 Yaqui Loop:

Ms. Wilson presented to Board Members, pictures of the lot/house conditions and voiced the complaints received by the property's surrounding neighbors. The house that sits on the lot is in desperate need of repairs. Mr. Sweeney stated that the deck and hand railing are falling off the house, trim is missing, and old carpet is hanging from the broken decking.

Mr. Sweeney made a motion to send the homeowner a letter with the specific repairs that need to be addressed. Mr. Baker seconded the motion and the motion carried unanimously.

Lot 190 8711 Yaqui Loop:

The original set of plans that were submitted to the Board Members did not comply with the CC&R's. Mr. Grenon has resubmitted submitted one (1) set of revised plans dated October 8, 2015 for Board approval. Mr. Sweeney reviewed the revised plans prior to the Board Meeting and has verified that the plans are in compliance with the CC&R's.

Mr. Sweeney made a motion to approve the plans for Lot 190 dated October 8, 2015. Mr. Nicholls seconded the motion and the motion carried unanimously.

Only one (1) set of plans were submitted for approval. The Board Members signed the one (1) set of plans that were submitted. Mr. Sweeney asked Ms. Wilson to contact the homeowner and obtain two (2) more sets of plans for the Board Members to sign. Upon receipt of Board Members signatures, the two (2) sets of signed plans will be submitted back to the homeowner.

Lot 224 8888 Riverside Drive:

Mr. Tovatt property Owner of Lot 224, who was not present at the Board Meeting, submitted via email to Mr. Sweeney plans for the Board Members to approve. Mr. Sweeney stated that there is lack of information on the plans. There are no elevations or height limits on the plans and are not considered a construction set of drawings.

Mr. Churchill stated that the restrictions on this particular property vary as to whether the property is considered a commercial property or a residential property.

Mr. Sweeney made a motion to disapprove the plans based on lack of information. Mr. Baker seconded the motion and the motion carried unanimously.

Mr. Sweeney requested that Ms. Wilson send the homeowner a letter advising them that the plans were not approved due to lack of information and to resubmit.

HOA's Current Insurance Policies:

Ms. Wilson is to obtain a hard copy of the Association's current insurance policies from Beaver Insurance for the Board Members to review our current coverages.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson presented to the Board Members, Aquatic Harvesting's online website video. The video was very informative. This video can be viewed by visiting WWW.AquaticHarvesting.com. Ms. Wilson is to arrange a site visit with Aquatic Harvesting. Ms. Wilson is to report back at the December meeting.

Mr. Sweeney stated that the Board still has not received any volunteers to head up the committee. Mr. Sweeney stated that Ms. Wilson will follow up with Aquatic Harvesting and arrange a site visit. Mr. Chambers agreed to work with Mr. Bill Miller with the U.S. Army Corp of Engineers in obtaining our permit to remove the weeds.

ADJOURNMENT:

Executive session not required.

The next Meeting date is December 7, 2015

The Meeting adjourned at 6:55 pm

Submitted by Recording Secretary, Heather Wilson