

**LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting
Approved Meeting Minutes
July 6, 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 Vice President: Tony Gaipa

Secretary/Treasurer: Christie May Ward

Board Members: Kit Furnell, Tony Gaipa, Mark Nicholls, Chris Chambers
Ryan Shubin and Laura Lancaster via teleconference

ABSENT

Board Member: Chuck Baker

OTHERS PRESENT

General Manager: Heather Wilson

Recording Secretary: Tina Rose

Legal Counsel: John C. Churchill

Guests: Gary Svider (233), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty), Kathy Northcutt (73), Chuck & Joan Smith (103)&(104), David & Deana Elliott (100), John Croteau (171), Howard & Trish Wikoff (95)

CALL TO PUBLIC

MINUTES

Mr. Nicholls made a motion to approve the June 2015 Meeting Minutes. Mr. Gaipa seconded the motion and the motion carried unanimously.

Mr. Gaipa made a motion to approve the June 2015 Executive Session Minutes. Mr. Nicholls seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

HOA dues are delinquent for Lot 138. Bookkeeper Sue Thompson is responsible for sending a notice or calling concerning collection of monies.

Mr. Shubin made a motion to approve the June 2015 Bookkeeper's Report and Prepaid Bills for Approval. Ms. Ward seconded the motion and the motion carried unanimously.

Mr. Chambers made a motion to approve the June 2015 balance sheet. Ms. Lancaster seconded the motion and the motion carried unanimously.

Ms. Ward made a motion to approve the June 2015 Profit & Loss statement. Mr. Nicholls seconded the motion and the motion carried unanimously.

PREPAID BILLS & BILLS FOR APPROVAL

07/02/2015	7004	Desert Dominion Security	June 26 & 27	457.20
07/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
07/07/2015	7005	Shaffer Welding Services	Repair/weld buoy chain	75.00
07/07/2015	7006	Frontier	667-2840	67.15
		"	667-4484	65.49
		Law Office of John C. Churchill	June HOA	200.00
07/07/2015	7007	Desert Dominion Security	July 2-4	787.40
07/07/2015	7008	DavisBuilding Supply	Pine-sol	21.90
		"	Oil	6.55
07/09/2015	7010	Jack R. Sweeney	Repairs/downriver buoy anchor	198.06
07/15/2015	EFT	Republic Services	3-0527-0040037	3,029.68
07/15/2015	7011	Heather Wilson	Advance	1,200.00
		"	Fuel	100.00
07/15/2015	7012	APS	732930287 & 589381281	1,702.42
07/16/2015	EFT	Brooke Utilities, Inc.	53017-11860	240.62
07/16/2015	7013	Desert Dominion Security	July 10	228.60
07/17/2015	7014	Jack Sweeney	Chain for center canal buoy	37.50
07/21/2015	7015	Shaffer Welding Services	Repair/weld 2nd buoy chain	75.00
		Desert Dominion Security	July 17 & 18	457.20
07/21/2015	7016	CampgroundSigns.com	CMP-4377	524.50
07/22/2015	DEBIT			
07/28/2015	7017	DoorKing Inc.	Annual server subscription	87.40
07/31/2015	7018	Heather Wilson	July balance	1,200.00
		"	Fuel	100.00
07/31/2015	7019	Otis Hall	July Groundskeeping	750.00
07/31/2015	7020	Tina Rose	Recording Secretary services	250.00

07/31/2015	7021	Sue Thomson	July	1,250.00
		"	Postage	15.68
		"	Laser checks	27.44
07/31/2015	7022	NetServeOnSite	Annual web maintenance	240.00
				<u>13,404.79</u>

GENERAL MANAGER'S REPORT

Ms. Wilson spoke to the Homeowner of Lot 3 in the VDMA Association, regarding his contractors and their vehicles parked in the street on Moovalya Drive, in front of his property, which continues to obstruct traffic. The VDMA Lot 3 Homeowner stated that he does not belong to the Lake Moovalya Keys HOA and the rules do not apply to him. Mr. Churchill was instructed to send the VDMA Lot 3 Homeowner a letter concerning parking in the street.

On July 4th, Ms. Wilson had a truck and trailer with a boat on it towed. It was parked in the street obstructing traffic. The vehicle was blocking the stop sign and parked significantly over the white line at the corner of Moovalya Drive and Papago Loop. The security guard asked the driver to have it move. After two hours had passed the truck and trailer were not moved and the driver or owner of the vehicle and boat were nowhere to be found. The vehicle and boat were towed.

Mr. Shubin made a motion to approve the June 2015 General Manager's Report. Ms. Ward seconded the motion and the motion carried unanimously.

OLD BUSINESS

Mr. Sweeney brought up the subject of the Jet Ski ramp poles that are in the water.

Motion was made by Mr. Sweeney to drop the issue. Mr. Gaipa second the motion, Ms. Furnell opposed the motion, majority of the members were in favor and the motion was carried.

Bridge number 1 needs repair and the project is out for bid. Ms. Furnell asked about the other bridges.

Mr. Sweeney made a motion to get bids to fix and paint the bridges. Mr. Shubin seconded the motion and the motion carried unanimously. Mr. Sweeney will secure the bids.

NEW BUSINESS

Mr. Chambers brought up the issue of the no-wake zone signs at the upriver entrance.

Mr. Sweeney made a motion to purchase ten (10) signs and install one on each side of the bridges as well as one at each entrance to the canal. Mr. Chambers seconded the motion and the motion carried unanimously.

Mr. Sweeney will re-anchor/launch the buoys at the north and south entrances to the canals with help from Kevin Derby at no charge.

Mr. Sweeney made a motion to purchase two (2) \$100.00 gift certificates to show our appreciation to Kevin Derby. Ms. Furnell seconded the motion and the motion carried unanimously.

Lot 233, Gary Svider, owner of JT's In the Keys Motel was protesting his boat parking citation that carried a fine of \$50. Mr. Svider stated the boat owner was a friend of his Tenant. Ms. Wilson provided pictures for the citation. Mr. Nichols asked if the Motel had a history of citations in the past. Ms. Wilson stated that there have been citations issued in the past.

Ms. Ward asked for a motion to dismiss the ticket. Mr. Sweeney made a motion that Mr. Svider pay the citation, Mr. Gaipa seconded the motion and the motion carried unanimously.

Mr. Croteau addressed the attendees regarding canal vegetation management and water flow in the canals. He would like to form a committee on these issues. Mr. Nichols proposed that we notify all homeowners of the committee.

Ms. Ward made a motion to form a vegetation committee, Mr. Sweeney seconded the motion and the motion carried unanimously.

Ms. Ward asked that we purchase a new tape recorder for Ms. Rose, so the meetings can be recorded and the recordings can be used to generate the meeting minutes.

Mr. Sweeney made a motion to purchase a new tape recorder not to exceed \$250.00, Ms. Ward seconded the motion and the motion carried unanimously.

Adjournment

The meeting adjourned at 7:04pm

The next meeting date is September 14, 2015

Submitted by Recording Secretary, Tina Rose

