

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
September 14, 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 Present:	Kit Furnell, Mark Nicholls, Chris Chambers, Chuck Baker
Via Teleconference:	Ryan Shubin, Laura Lancaster

OTHERS PRESENT:

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

GUESTS:

Kim Harsch RGR	Carla Faulkner – David Plunkett Realty
Kathy Northcutt Lot 73	John Croteau Lot 171

GUEST SPEAKER:

Bill Miller – Senior Project Manager, Army Corps of Engineer

CALL TO PUBLIC:

VEGETATION MANAGEMENT CONTROL COMMITTEE – JOHN CROTEAU:

Mr. Bill Miller the Senior Project Manager for US Army Corps of Engineering was the guest speaker at the Board Meeting. Mr. Miller is with the Regulatory Program Division. Their mission is the protection of aquatic resources and allowing reasonable development. Mr. Miller is with the permitting department. Mr. Miller's department will work with you fairly and timely so as to end up with a balanced decision. Mr. Miller prefers to have decisions made within the agency within forty-five 45 to sixty (60) days. Mr. Miller is the liaison for the Arizona counties.

Mr. Sweeney, Mr. Croteau, Mr. Gaipa and Mr. Nicholls accompanied Mr. Miller on a tour of the canals prior to the meeting to discuss the vegetation that grows during the summer months, water flow and sediment that is in shallow areas.

Mr. Miller gave a very informative power point presentation to the Board. All that attended asked questions. Mr. Miller explained our option which is the Letter of Permission.

VEGETATION MANAGEMENT CONTROL COMMITTEE CONTINUED:

The Board will be looking into obtaining a Letter of Permission which is good for 3-4 years. This Letter will allow the cutting and removal of the vegetation from the canals. Mr. Miller stated the more vegetation the slower the movement of the water. Mr. Miller also stated that maybe with just the removal of the vegetation from the canals, there might be a better flow of water thru the canals.

Mr. Miller stated that the removal and disposal of sediment would require the involvement of Fish and Game since that process could effect the natural habitation of the vegetation and the flow of water in the canals and river.

Mr. Miller finished up his presentation and welcomed any questions or any future assistance that we may need to get our Letter of Permission.

The regular meeting went back into session.

Mr. Sweeney announced that John Croteau is moving out of the Keys, therefore the Board is looking for someone to voluntarily take over the vegetation management committee. There were no volunteers that stepped forth at meeting.

Mr. Sweeney pointed out that it appears that Mr. Miller felt comfortable with the suction of the sediment and the removal of the vegetation from the canals, which requires a Letter of Permission from Mr. Miller. The Board will be looking into obtaining a Letter of Permission.

Mr. Sweeney stated that there is a piece of equipment that is a 4' -6' wide hedge type trimmer piece of equipment that can be hooked up to a boat/pontoon so that it can be pulled thru the canals. This process will require a person with a boat/pontoon that is willing to perform this type of work.

Mr. Gaipa asked that we get information on the piece of equipment that can be purchased.

Mr. Chambers stated that the Casino has some type of service that removes the vegetation from their marina.

Mr. Churchill stated that prior dredging did cause settlement to houses.

Mr. Sweeney feels that we should look more into the cutting of vegetation and suction of sediment.

Ms. Wilson is to bring back information on the piece of equipment that can be purchased and look into a company/service that provides aquatic vegetation removal. Ms. Wilson stated that there is a company that comes to this area, but it is seasonal. Ms. Wilson is to report back at next meeting.

MINUTES:

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

FINANCIAL REPORTS:

The 2014 CPA review has been completed. The webmaster has been instructed to post it on the website.

Mr. Chambers made a motion to approve the July 2015 and August 2015 Bookkeeper’s Report and Prepaid Bills for Approval. Mr. Nicholls seconded the motion and the motion carried unanimously.

Mr. Gaipa made a motion to approve the July 2015 and August 2015 Balance Sheets. Ms. Ward seconded the motion and the motion carried unanimously.

Ms. Lancaster made a motion to approve the July 2015 and August 2015 Profit and Loss Statements. Ms. Ward seconded the motion and the motion carried unanimously.

PREPAID BILLS & BILLS FOR APPROVAL:

JULY & AUGUST PREPAID BILLS & BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
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	Davis Building 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
07/21/2015	7016	Desert Dominion Security	July 17 & 18	457.20
07/22/2015	DEBIT	CampgroundSigns.com	CMP-4377	524.50
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 Secy. 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
				13,404.79

Date	Num	Name	Memo	Amount
08/04/2015	3332484	CopperPoint Mutual	Audit refund/worker's comp	-590.37
08/04/2015	7023	Desert Dominion Security	July 31 & Aug. 1	457.20
08/05/2015	7024	Frontier	667-2840	67.09
		"	667-4484	65.43
08/05/2015	7025	Davis Building Supply	Pine-sol	21.90
08/05/2015		"	Oil & batteries	45.98
08/05/2015		"	Insecticide	6.85
08/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
08/07/2015	7026	Havasu Sweeping	Street sweeping	440.00
08/07/2015	7027	A & E Services	#6154 (2014 Review)	2,495.00
08/07/2015	7028	CopperPoint Mutual	Installment 1 of 3 (5/1/15 - 5/1/16)	350.47
08/11/2015	7029	Desert Dominion Security	Aug. 7 & 8	457.20
08/13/2015	7030	APS	732930287 & 589381281	1,688.79
08/14/2015	EFT	Republic Services	3-0527-0040037	2,750.46
08/14/2015	7031	Heather Wilson	Advance	1,200.00
08/14/2015		"	Fuel	100.00
08/15/2015	DEBIT	SMARTSIGN	No Wake Signs	217.80
08/18/2015	DEBIT	SMARTSIGN	No Wake Signs	217.80
08/19/2015	7032	K Storage, Inc.	M-3 Annual Storage	247.50
08/19/2015	7033	Desert Dominion Security	Aug. 14 & 15	457.20
08/20/2015	EFT	Brooke Utilities, Inc.	53017-11860	295.21
08/24/2015	7034	Parker Tree Service	Trim trees	750.00
08/26/2015	7035	Desert Dominion Security	Aug. 21	228.60
08/31/2015	7036	Heather Wilson	August balance	1,200.00
08/31/2015		"	Fuel	100.00
08/31/2015	7037	Otis Hall	August Groundskeeping	750.00
08/31/2015	7038	Tina Rose	Recording Secy. services	250.00
08/31/2015	7039	Sue Thomson	August	1,250.00
08/31/2015	7040	Petty Cash	Replenish GM's petty cash	
08/31/2015	PC	Otis Hall	Misc. clean up 2/13/15	75.00
			Moovalya Dr. broken water main clean up	
08/31/2015	PC	Otis Hall	5/29/15	160.00
08/31/2015	PC	Postmaster	New owner packet 4/18/12	211.98
		Colorado River Bldg.		
08/31/2015	PC	Materials	Supplies for gate signs/street repairs 4/9/15	17.50
			GM's computer back up service subscription	
08/31/2015	PC	Carbonite	4/27/15	64.55
08/31/2015	PC	Hapiface	Install Carbonite on GM's computer 4/28/15	50.00
08/31/2015	PC	Home Depot	Sprinkler key valve 4/29/15	2.02
08/31/2015	PC	Walmart	GM Office supplies 5/4/15	7.05
08/31/2015	PC	Walmart	Solar Batteries 6/17/15	9.83
			GM signs for golf cart & No Fireworks signs	
08/31/2015	PC	CampgroundSigns.com	6/24/15	204.60
08/31/2015	PC	VistaPrint	GM business cards 6/26/15	106.99
08/31/2015	PC	Home Depot	Turf Builder 6/26/15	8.98
			Bluewater & Outback gift certs. Kevin Derby	
08/31/2015	PC	Gift Certificates	7/15/15	200.00
08/31/2015	PC	Walmart	Guard shack cleaning supplies 7/22/15	20.25
08/31/2015	PC	Walmart	Solar Lite for cable box, zip ties 8/11/15	21.92
08/31/2015	PC	Circle K	Fuel for yard equipment (4/4 - 8/27/15)	82.50
				16,773.28

BILLS FOR APPROVAL:

Law Office of John Churchill (7/31/15 HOA)

\$150.00

GENERAL MANAGER'S REPORT:

Ms. Ward made a motion to approve the July 2015 & August 2015 General Manager's Reports. Mr. Gaipa seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Mr. Sweeney removed the old No Wake Zone signs that hung on all of the bridges in the canals and reinstalled new signs. Mr. Sweeney personally hung a total of sixteen (16) new No Wake Zones signs. Mr. Firestone was given two (2) No Wake Zone signs which were hung on his property attached to a metal bracket at the entrance to the upriver canal. This sign is doubled sided. This sign is visible when entering the canal and leaving the canal.

NEW BUSINESS:

Mr. Sweeney stated that he has received two (2) bids for the oleander clean-up job at the grass area. Mr. Sweeney received a bid from Parker Tree Service in the amount of \$3,500.00 and a bid from Susie's Yard Care in the amount of \$2,500.00. Both companies are licensed contractors and meet our insurance requirements.

Mr. Baker made a motion to award the contract to Susie's Yard Care in the amount of \$2,500.00. Mr. Gaipa seconded the motion and the motion carried unanimously. The oleanders are to be cut to a 7'-8' height.

Tina Rose the recording secretary for the board meeting minutes has resigned.

Ms. Furnell asked if our Secretary Ms. Ward could take the minutes. Ms. Ward stated that that she would be interested. Mr. Baker stated that in the past when a board member took the minutes it created a problem when it came time to critique the minutes. Mr. Sweeney stated that we are going to have Ms. Wilson take the meeting minutes until further notice.

Mr. Negus Lot 45 – 8683 Moovalya submitted plans for board approval. Per Mr. Sweeney, the plans do not comply with the requirements of the CC&R's. Mr. Negus stated that he will resubmit the drawings.

Mr. Sweeney made a motion to not approve Mr. Negus's plans as submitted for they do not comply with the CC&R's. Mr. Baker seconded the motion and the motion carried unanimously.

Mr. Sweeney requested that Ms. Wilson return the plans to Mr. Negus with a letter of non-compliance, asking Mr. Negus to resubmit.

Mr. Baker questioned the sale of Lot 41 8721 Moovalya, Joe Price's property. Ms. Wilson is to verify the sale of the property.

Mr. Chambers asked if homeowners would post their property address on the canal side of their property for emergency purposes. Mr. Chambers stated that it is difficult for the emergency services to locate a property from the canal side with no address posted.

NEW BUSINESS CONTINUED:

Ms. Wilson stated that the Association does have some signs in storage that were purchased years ago.

Mr. Sweeney made a motion that Ms. Wilson sort thru the signs and report back to the board at the next meeting. Mr. Chambers seconded the motion the motion was passed unanimously.

ADJOURNMENT:

The meeting adjourned at 7:20 pm

The next meeting date is October 5, 2015

Executive Session requested

Submitted by Recording Secretary, Heather Wilson