

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
July 11, 2016

CALL TO ORDER:

Vice President Christie May Ward called the Regular Meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 pm.

PRESENT:

Vice President	Christie May Ward	Lot 227
Secretary/Treasurer:	Kit Furnell	Lot 16
Board Members Present:	Kathy Northcutt	Lot 102
	Chuck Baker	Lot 116/117
	Jack Sweeney	Lot 197

VIA TELEPHONE:

Chuck Smith	Lot 103 and Lot 104
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OTHERS PRESENT:

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

GUESTS:

Kim Harsch	Robert Gory Realty
Carla Faulkner	David Plunket Realty

ABSENT:

President:	Gary Fahy	Lot 22
	Tony Gaipa	Lot 118 and Lot 120
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

CALL TO PUBLIC:

No call to the public

MINUTES:

Ms. Northcutt made a motion to approve the June 2016 **Meeting Minutes**.
Mr. Baker seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION:

Mr. Sweeney made a motion to approve the June 2016 **Executive Session Meeting Minutes**. Mr. Baker seconded the motion and the motion carried unanimously.

**BOOKKEEPER'S REPORT, PREPAID BILLS AND BILLS FOR APPROVAL
SUBMITTED BY SUE THOMSON:**

Mr. Sweeney made a motion to approve the June 2016 **Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

JUNE PREPAID BILLS & BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
06/02/2016	EFT	Brooke Utilities, Inc.	53017-11860	200.60
06/06/2016	7172	Desert Dominion Security	Memorial Day holiday	711.20
06/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
06/09/2016	7173	Auto-Owners Insurance	Liability/Property & Umbrella	2,535.39
06/09/2016	7174	Beaver Insurance Agency	D&O insurance	1,527.00
06/07/2016	7175	Allen G. Robberson	Survey	2,000.00
06/09/2016	7176	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
06/09/2016	7177	Davis Building Supply	#130290	107.88
		"	#130290	31.75
06/09/2016	7178	Law Office of John Churchill	May HOA	220.00
		"	Bolton	742.50
06/09/2016	7179	Frontier	667-2840	67.39
		"	667-4484	65.73
06/13/2016	7180	David Scott, dba Sanger Builders	Repair wall & flag pole planter wall	837.66
06/14/2016	DEBIT	Republic Services	3-0527-0040037	3,049.23
06/15/2016	7181	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
06/15/2016	7182	APS	732930287 & 589381281	1,672.75
06/17/2016	7183	Havasu Sweeping	Street sweeping	440.00
06/22/2016	7184	McIntosh Controls, Inc.	Service/repairs to gate system	1,153.44
06/22/2016	7185	Postmaster	Stamps	94.00
06/22/2016	7186	Rolyan Buoys	2 new solar light buoys	422.40
06/23/2016	7187	Desert Dominion Security	June 10 & 11	660.40
		"	June 17	228.60
06/28/2016	7188	Desert Dominion Security	June 24	228.60
06/29/2016	EFT	Brooke Utilities, Inc.	53017-11860	229.91
06/30/2016	7189	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
06/30/2016	7190	Otis Hall	June Groundskeeping	750.00
06/30/2016	7191	Sue Thomson	June Bookkeeping	1,250.00
		"	Postage	7.76
				22,119.19

BILLS FOR APPROVAL:

Law Office of John C. Churchill (June HOA)	\$ 336.00
Law Office of John C. Churchill (June Bolton)	\$ 550.00

FINANCIAL REPORTS:

Mr. Sweeney made a motion to approve the June 2016 **Balance Sheets**.

Ms. Northcutt seconded the motion and the motion carried unanimously.

Ms. Northcutt made a motion to approve the June 2016 **Profit and Loss Statement**.

Ms. Furnell seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Sweeney requested that Ms. Wilson remove from the June 2016 General Manager's report the reporting that was written on Page 2, June 8, 2016 second paragraph, reporting on Page 7 that was written on June 18, 2016 the second paragraph and on Page 8 under June 18, 2016 continued, remove the second paragraph.

Mr. Sweeney made a motion to approve the June 2016 **General Manager's Report** per the changes as discussed. Mr. Baker seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report:

Ms. Wilson stated that President Tony Gaipa has asked for a construction progress report so we are aware of all of the construction projects that are taking place in the Moovalya Keys and to report the progress at the monthly meetings.

Ms. Wilson reported that we currently have thirteen (13) Lots in the Moovalya Keys that are under construction, varying from; new construction, garage additions, interior and exterior remodels.

Ms. Wilson also reported that we have received construction deposits from all of the homeowners and the projects are all moving forward. Ms. Wilson is to contact the homeowner's that have deposits on record, but it appears the construction work has been completed.

Lot 181 8801 Yaqui Loop:

Mr. Sweeney reported that he has not been successful in meeting with the Halls, and our volunteers are losing interest in helping the Halls. Mr. Sweeney thinks we need to move forward and asked Ms. Wilson to send the Halls another letter informing them that the Association has reached out to them with no response so therefore, the association has no other choice but to enforce the La Paz County Building Code and the standards of the association.

Mr. Sweeney also stated that the letter needs to specify the work that is being required of him to do and we need to put a time line on when the work needs to be completed.

Ms. Ward suggested that Ms. Wilson write the letter and have Jack Sweeney review it.

OLD BUSINESS CONTINUED:

Lot 181 8801 Yaqui Loop Continued:

Mr. Churchill stated that if the Hall's violations falls with the CCR's we can enforce the homeowner to make the necessary repairs.

Ms. Ward asked that Ms. Wilson compose a letter to the Halls and have Mr. Sweeney review it prior to mailing. Ms. Wilson is to report back at the September meeting.

Survey Vista Del Monumento:

Ms. Wilson reported that she has completed the photo albums of the pictures that were taken showing all pin markers from the survey that Robberson provided us and that she has received the Lot Map Plan from Robberson Survey.

Ms. Wilson reported that she has given John Churchill's office a set of the photos and the Lot Map Plan.

Mr. Churchill asked the Board for their permission to send a letter to the Vista Del Monumento homeowners that have driveway improvements that have encroached onto Moovalya Drive.

Mr. Churchill reported that the letter will state that we will allow the homeowner's to leave their driveway improvements, but we are not going to allow the Vista Del Monumento homeowners who have encroached onto our streets with their driveway improvements adversely take possession of our street.

Mr. Sweeney made a motion to give Mr. Churchill the consent to negotiate with the Vista Del Monumento homeowners that have encroached onto our street with their improvements. Mr. Baker seconded the motion the motion passed unanimously.

Mr. Churchill asked Ms. Wilson to get him the names, address and the measurements of each VDMA property owner that has encroached onto our street.

Bolton Property:

Mr. Churchill reported that he is awaiting response from Mr. Bolton's Attorney.

Mr. Sweeney stated that, since we are not going to meet again as a Board until September, we need to make a motion for Mr. Churchill to notify the Board electronically in regards to Mr. Bolton's property, so that we can vote electronically prior to the September meeting if so needed.

Mr. Sweeney made a motion that if something comes up with the Bolton Property that will need immediate attention the Board can vote via email. Ms. Northcutt seconded the motion and the motion passed unanimously.

OLD BUSINESS CONTINUED:

Overflow Parking Lot Layout:

Mr. Sweeney stated that if you look in the General Managers Report you can see that that Ms. Wilson counted the cars, trailers and boats that were in the overflow parking lot on Tube Float weekend and there were a total of forty (40). Mr. Baker stated that we are not going to do any better than that, therefore we should drop the overflow parking lot layout from the agenda and just leave it the way it is for now.

Mr. Sweeney made a motion that we drop the overflow parking lot agenda item. Mr. Baker seconded the motion and the motion passed unanimously.

NEW BUSINESS:

Buoy Light At The Up River Canal Entrance:

Mr. Sweeney reported Ms. Wilson ordered the (2) buoy lights and that he has replaced the buoy light to the upriver canal entrance and we have a spare light in the guard shack.

New Landscape Maintenance Equipment:

Ms. Wilson asked for the Board's Approval to purchase a new lawnmower, blower, weed eater and hedge trimmer. Ms. Wilson stated that we have had the existing equipment for about four (4) years and they are in need of replacement.

Mr. Sweeney suggested that we should give the old equipment to charity.

Mr. Baker made a motion to purchase the lawnmower, blower, weed eater and hedge trimmer but to not exceed One Thousand Five Hundred Dollars (\$1,500.00), and donate the old equipment charity. Mr. Sweeney seconded the motion and the motion carried unanimously.

Ms. Wilson will report back at the next meeting.

Homeowners Deposit Report:

Ms. Wilson reported that we have fifty (52) rental properties and all deposits have been received with the exception of one (1) rental in Vista Del Monumento (VDMA)

Ms. Ward asked why VDMA is not required to give us a deposit. Ms. Wilson responded they are not part of the Moovalya Keys Association but they still comply with the Tenant Information Sheet and our rules and fines.

Campaign Signage:

Ms. Wilson asked the Board for clarification of campaign signage on Riverside Drive. Ms. Wilson stated that she understands that no signage what so ever is allowed inside the gates of the Moovalya Keys or along the canals, but she would like clarification as to Riverside Drive, which is outside the gates.

Mr. Sweeney stated that as long as the campaign signs are posted along the street side of Riverside Drive we should not be concerned.

NEW BUSINESS CONTINUED:

No August Board Meeting:

Ms. Ward reported that there will be no August Meeting and the Next Meeting is September 12, 2016.

VEGETATION MANAGEMENT COMMITTEE:

Mr. Sweeney reported that he has spoken with Rick from Aquatic Harvesting and there would be a least \$1,000.00 trip charge due to the fact Aquatic Harvesting has not been able to secure other jobs in this area. Mr. Sweeney stated that Aquatic Harvesting may have a job lined-up in Blythe and if that should happen then he will come our way.

Mr. Sweeney advised the Board of the costs that would be involved which is the \$4,500.00 for Aquatic Harvesting Services if it only takes two (2) days, \$1,200.00 for dumpster fees plus another \$700.00 for a loader and any other misc. expenses that might arrive. Mr. Sweeney stated that give or take the Moovalya Keys would be looking at a total expense of about Seven Thousand Five Hundred Dollars (\$7,500.00.)

Mr. Sweeney stated that since we are not having meeting in August do we want to make a motion to spend Seven Thousand Five Hundred (\$7,500.00) if Aquatic Harvesting should be able to come. Mr. Sweeney also stated that if we cannot get them to come here the first or second week of August the weeds are going to start eradicating by themselves.

Ms. Ward asked if homeowners are allowed to remove the weeds from the canals on their own.

Mr. Sweeney stated that we do have a permit good for 4-5 years, but homeowners that are using the submersible Weed Wacker themselves, they need to keep in mind that the cut weeds that float to the bottom will only encourage a heavier growth next season.

Ms. Ward suggested that we bring this topic up at the Annual Meeting allowing homeowners to vote as to whether they want to spend the money or not.

Mr. Sweeney suggested that we table it and he will report back in September.

BUILDING HEIGHT COMMITTEE:

Building Height Committee has not met.

EXECUTIVE SESSION:

6:40 Executive Session is now in session.

6:50 Regular Session back in session

ADJOURNMENT:

The next Meeting date is September 12, 2016.

The Meeting adjourned at 7:01 pm.

Submitted by Recording Secretary, Heather Wilson