

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
June 6, 2016

CALL TO ORDER:

Tony Gaipa called the Regular Meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 pm.

PRESENT:

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

Gary Fahy	Lot 22
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CALL TO PUBLIC:

No call to the public

MINUTES:

Mr. Sweeney made a motion to approve the May 2016 **Meeting Minutes**.
Mr. Nicholls seconded the motion and the motion carried unanimously.

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

Mr. Baker made a motion to approve the May 2016 **Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Nicholls seconded the motion and the motion carried unanimously.

Ms. Furnell questioned the final cost of the canal address signs. Ms. Wilson reported that when she was asking for a motion for the approval of the canal address signs the pricing for the vinyl backing was not included in the motion, the price was in the actual proposal that was presented but was left out in the motion.

PREPAID BILLS:

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
05/03/2016	DEBIT	GoDaddy	Web hosting/domain name registration (2 yrs	176.45
05/05/2016	EFT	Brooke Utilities, Inc.	53017-11860	184.25
05/05/2016	7158	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
05/05/2016	7159	Patrick Porterfield	4/27/16 invoice	50.00
05/05/2016	7160	Davis Building Supply	Fertilizer	21.90
		"	Cleaners	35.04
		Law Office of John C. Churchill	April HOA	220.00
05/05/2016	7161	Frontier	667-2840	67.39
05/05/2016	7162	"	667-4484	65.73
05/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
05/11/2016	7163	SIGNCRAFT	4 No Parking signs/poles & installation	506.40
05/11/2016	7164	HD Supply	Trash bags	50.96
05/13/2016	7165	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
05/15/2016	EFT	Republic Services	3-0527-0040037	2,284.51
05/18/2016	7166	APS	732930287 & 589381281	1,644.11
05/19/2016	7167	SIGNCRAFT	Metal address signs/lettering/installation	8,373.47
05/22/2016	DEBIT	Quill	GM toner cartridge	97.91
05/31/2016	7168	Global Gate Controls, Inc.	25 remotes	323.45
05/31/2016	7169	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
05/31/2016	7170	Otis Hall	May Groundskeeping	750.00
05/31/2016	7171	Sue Thomson	May Bookkeeping	1,250.00
05/31/2016	7171	Sue Thomson	Postage	4.33
				18,990.90

BILLS FOR APPROVAL

Allen G. Robberson, Land Surveyor	\$ 2,000.00
Law Office of John C. Churchill (May HOA)	\$ 220.00
Law Office of John C. Churchill (May Bolton)	\$ 742.50
Super Dave (repairs to entry wall & flag pole area)	\$ 837.66

FINANCIAL REPORTS:

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

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

Ms. Ward made a motion to approve the May 2016 **Profit and Loss Statement**.

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

GENERAL MANAGER'S REPORT:

Ms. Furnell made a motion to approve the May 2016 **General Manager's Report**.

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

Ms. Northcutt has requested that the Board receive the General Manager's Report, Agenda and Meeting Minutes on Friday, so that it gives the Board Members that do not live here a chance to read them before the meeting.

GENERAL MANAGER'S REPORT CONTINUED:

Mr. Nicholls asked what we can do about the dumpster abuse that is happening from various homeowners and outsiders coming in the property dumping construction trash.

Mr. Gaipa asked how much construction trash is there. Ms. Wilson stated that there is a lot of construction trash from people coming in during the night and dumping construction materials and trash into our dumpsters. Mr. Sweeney stated that if we find it necessary we can install cameras at the dumpsters.

OLD BUSINESS:

Canal Address Signs:

Ms. Wilson reported that Signcraft has completed the canal address sign project, however there are some signs that homeowners will have to hang themselves, for Signcraft was not comfortable as to where to hang the sign. Ms. Wilson will be delivering homeowners their canal address sign for them to hang.

Lot 181 8801 Yaqui Loop:

Mr. Sweeney reported that he has attempted on two different occasions to meet with Mr. Hall, but Mr. Hall has not responded back as to when they can actually meet at his property. Mr. Sweeney will report back at the July Meeting.

Mr. Gaipa stated that it appears that Mr. Hall is being difficult in regards to the clean-up of his property. Mr. Sweeney reported that he will stay on it.

Entrance Stucco Wall and Sign:

Ms. Wilson reported that Sanger Construction has completed the repair of the stucco wall and also repaired the damaged stucco at the flag pole area. Ms. Wilson also reported that Signcraft has reinstalled the Moovalya Keys sign.

Survey:

Mr. Sweeney reported that the survey has been completed and the pin markers are in the street. Mr. Sweeney requested that Ms. Wilson obtain the survey map from Robberson Survey

Mr. Nicholls asked if there were any discrepancies as to where property lines end. Mr. Sweeney replied that the "no parking" stripes that Mr. Hansen has painted himself are on his property and Ms. Gormley's parking chains are also on her property.

Mr. Sweeney reported that we own a section of the gravel area that is just over the first bridge next to Mr. Veeder's Property line, which Mr. Veeder has chain linked off.

Mr. Baker requested that Ms. Wilson take pictures of all the pin markers for our records.

Mr. Sweeny reported that some of the driveways in the newer homes of the VDMA exceed their property line.

OLD BUSINESS CONTINUED:

72 Hour Parking Signs:

Ms. Wilson reported that four (4) 72 Hour parking signs have been purchased. Two (2) of them were installed by Signcraft and the other two (2) signs will be installed by Mark Nicholls in front of Bill Chiles white house tomorrow.

Ms. Wilson reported that the signs are actually working. People are not leaving their vehicles parked there for long periods of time.

NEW BUSINESS:

Status of Construction Projects:

Approval of Rohan Lot 8 - 8820 Moovalya Drive Drawings:

Mr. Sweeney reported that the Rohan's started with a construction remodel on their property without prior Board approval or receipt of a construction deposit.

Ms. Wilson stated that she went to the Building Department and picked up the permit and a set of the drawings that the Building Department issued a permit for to the Rohan's.

Mr. Sweeney reported that he has been to the property to measure the height of the remodel and has reviewed the drawings. Mr. Sweeney stated that both the finished building height and the drawings are in compliance with the CCR's.

Mr. Sweeney also stated that he talked with Mr. Brian Deaver's the gentleman that is in charge of the project and told him the next time he finds him in the Moovalya Keys starting a construction project without Board approval, he will be shut down and asked to leave the property.

Mr. Sweeney made a motion to approve the drawings under the condition that the Rohan's send in their construction deposit of \$750.00. Ms. Furnell seconded the motion and the motion passed unanimously.

Mr. Sweeney instructed Ms. Wilson to obtain the construction deposit before giving the Rohan's their approved drawings.

Over Flow Parking Lot:

Mr. Gaipa presented to the Board ariel photos of the existing overflow parking lot. Mr. Gaipa stated that the best case scenario we should be able to park thirty-one (31) trailers at its best. Mr. Gaipa suggested that we open up the overflow parking lot by removing 4-5 bushes and installing some chain with reflectors to designate the flow of the parking lot.

Mr. Gaipa also stated that this would also dress up the area, which would be nice since it is the gateway to our community and maybe we should consider improving the overflow parking lot.

Mr. Baker asked if we knew how many trailers we are getting in there now. Ms. Wilson stated that people are parking everywhere and they somehow make it work.

Mr. Nicholls asked if only trailers were allowed to park in the overflow parking lot. Mr. Baker replied that anything can be parked in the overflow parking lot.

NEW BUSINESS CONTINUED:

Over Flow Parking Lot Continued:

Ms. Ward questioned the length of time that the APS truck is allowed to park in the overflow. Ms. Furnell stated that it is a public utilities truck, which is actually parked on the homeowner's property who works for APS.

Mr. Nicholls suggested that we add a parking space at the first bridge on the right hand side. Mr. Baker stated that property belongs to Brooke Water.

Mr. Gaipa stated that this is a presentation only and asked the Board Members to take a look at the overflow parking lot and we can discuss it again at the next Board meeting.

Buoy Light At The Up River Canal Entrance:

Mr. Sweeney reported to the Board that the buoy light to the upriver canal entrance is burned out and would like to make a motion that the Board purchase two (2) of the same buoy solar lights, so we can have a spare on hand. Mr. Baker seconded the motion and the motion carried unanimously.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson presented to the Board that the cost **of a 40 yard dumpster** will be about Five Hundred Twenty-Two Dollars (**\$522.00**). Ms. Wilson also stated that a 40 yard dumpster will hold about 9 tons of trash. Once the aquatic weeds are cut from the canals, they will be brought back to the launch ramp and are to be dumped.

A Loader will then be brought in to dump the aquatic weeds into the 40 yard dumpster. The cost of the Loader should be about **Six Hundred Seventy-Five (\$675.00)**.

Ms. Wilson reported that she had talked with Mike's Contracting and they told her they do not have room in the bone yard to dry out the aquatic weeds and they are not available to take on any work for the next six months.

Ms. Wilson reported that she also spoke with Stanton Construction and they gave her a price of **Seventy-Five Dollars (\$75.00) per hour** for an Operator/Driver and a Loader to load the aquatic weeds into the dumpster.

Mr. Gaipa asked if Aquatic Harvesting knows how many loads he will pull out of the canals. Ms. Wilson stated that it is a 2-3 day job and it is hard to determine how much is going to come out of the canals. Ms. Wilson stated that every canal is different as to the amount of weeds that are growing. Ms. Wilson also stated that Aquatic Harvesting is concerned about the aquatic mussels.

Mr. Sweeney feels that getting the dumpster and a Loader is probably the best way to go. Mr. Sweeney stated that he will speak with Aquatic Harvesting in regards to scheduling them to remove the aquatic weeds from the canals and will report back at the July Board meeting.

BUILDING HEIGHT COMMITTEE:

Mr. Gaipa reported that the committee has not met and there is nothing to report.

EXECUTIVE SESSION:

6:40 Executive Session is now in session.

7:30 Regular Session back in session

Block Wall:

Mr. Baker made a motion to authorize Mr. Churchill to quit claim the property back to Mr. Bolton where the block wall is and relinquish our adverse claim. Kathy Northcutt seconded the motion and the motion carried unanimously.

VDMA Homeowner Parking Issues:

Mr. Sweeney made a motion to have Mr. Churchill write a letter to Mr. Veeder and Mr. Bollman regarding their parking rights. Ms. Furnell seconded the motion. Ms. Ward opposed the motion, the motion passed.

Mr. Churchill asked Ms. Wilson to provide him with pictures of the vehicles and photos of the pin markers from the Survey that was recently performed on the property lines of the VDMA.

For Rent Signs:

Mr. Sweeney made a motion that based on the Design Committee's decision and the CRR's, the Board is asking that the "For Rent" sign at the Peters property be removed. Ms. Furnell seconded the motion and the motion carried unanimously.

ADJOURNMENT:

The next Meeting date is July 11 2016.

The Meeting adjourned at 7:40 pm.

Submitted by Recording Secretary, Heather Wilson