

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
November 7, 2016

CALL TO ORDER:

President 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
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197

VIA TELEPHONE:

None

OTHERS PRESENT:

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

Don Alexander	Lot 115
Donna Fao	Lot 115
Kim Hirsch	Robert Gory Realty

ABSENT:

Mark Nicholls	Lot 169
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CALL TO PUBLIC:

No call to the public

MINUTES:

Mr. Chambers made a motion to approve the October 2016 **Meeting Minutes**. Ms. Ward seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION MEETING MINUTES:

Mr. Sweeney made a motion to approve the October 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:**

OCTOBER PREPAID BILLS

Date	Num	Name	Memo	Amount
10/04/2016	7232	Frontier	667-2840	67.47
		"	667-4484	65.81
10/04/2016	7233	Davis Building Supply	Cleaning products	30.66
10/04/2016	7234	Law Office of John C. Churchill	July & Sept. HOA	412.50
10/04/2016	7234	Law Office of John C. Churchill	Aug. & Sept. Bolton	2,906.81
10/04/2016	7234	Law Office of John C. Churchill	Aug. Gordon	192.50
10/04/2016	7235	La Paz County Treasurer	311-41-249C (in full)	1,367.94
10/04/2016	7235	La Paz County Treasurer	311-41-003B (in full)	5.52
10/04/2016	7236	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
10/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
10/08/2016	DEBIT	Home Depot	??? Heather to get back to me	57.00
10/08/2016	DEBIT	Home Depot	??? Heather to get back to me	69.93
10/14/2016	7237	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
10/14/2016	7238	Rolyan Buoys	2 new solar light buoys	454.08
10/14/2016	7239	APS	732930287 & 589381281	1,691.70
10/15/2016	EFT	Republic Services	3-0527-0040037	3,536.04
10/19/2016	DEBIT	Home Depot	??? Heather to get back to me	69.93
10/20/2016	DEBIT	Home Depot	??? Heather to get back to me	85.84
10/26/2016	7240	Patrick Porterfield	Valves/timers/rock covers/PVC	100.00
10/29/2016	EFT	Brooke Utilities, Inc.	53017-11860	318.00
10/31/2016	7241	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
10/31/2016	7242	Otis Hall	October Groundskeeping	750.00
10/31/2016	7243	Sue Thomson	Oct. Bookkeeping	1,250.00
		"	Postage	6.11
10/31/2016	7244	Desert Dominion Security	Race weekend (10/7-8)	381.00
				<u>16,703.84</u>

BILLS FOR APPROVAL

Law Office of John C. Churchill (HOA October)	\$ 137.50
Law Office of John C. Churchill (Bolton 9/29 - October)	\$1,074.50

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

FINANCIAL REPORTS:

Ms. Ward made a motion to approve the October 2016 **Balance Sheets**. Mr. Sweeney seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS CONTINUED:

Mr. Sweeney made a motion to approve the October 2016 **Profit and Loss Statement**. Mr. Baker seconded the motion and the motion carried unanimously.

Ms. Ward questioned the net income and wanted to be able to look a past reports to compare.

Mr. Gaipa asked if there is a graph that we can get from the Bookkeeper reflecting the income verses the expenses for past years, so the Board can review our trend over the years.

Mr. Sweeney stated that if we get year-end balance sheets and year end profit and loss reports for 2014, 2015, and 2016 that will show the Board where we are at.

Mr. Sweeney asked Ms. Wilson to have the Bookkeeper forward the year-end balance sheets and the year-end profit and loss reports from 2014 – 2016 to the Board so they can review them and discuss it at the next meeting.

GENERAL MANAGER’S REPORT:

Ms. Northcutt made a motion to approve the October 2016 **General Manager’s Report**. Mr. Sweeney seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report:

Ms. Wilson reported that we currently have twelve (12) Lots in the Moovalya Keys that are under construction, varying from; new construction, garage additions, interior and exterior remodels. All projects are moving according to their schedules. The Lots that are under construction are as follows: Lot 3, Lot 8, Lot 9, Lot 14, Lot 41, Lot 118, Lot 169 Lot 190, Lot 199, Lot 207, Lot 224 and Lot 227.

Ms. Wilson reported that the Owner of Lot 158, who had a \$750.00 construction deposit on file has contacted her and requested that we apply their construction deposit to their association dues.

Lot 181 - 8801 Yaqui Loop:

Ms. Wilson reported that she has met with the Halls and they have not completed the clean-up of their lot. Ms. Wilson stated that she told Mr. Hall that until the La Paz County Building Department signs off on all of the code violations and when he completes the clean-up and repairs that the Board has requested, the Board is not going to sign off on the lot clean up.

Ms. Wilson reported that she reminded Mr. Hall that all property owners in the Moovalya Keys are required to be in compliance with the La Paz County Building Code and are required to comply with the Association’s CCR’s and that his property does not meet these requirements.

Ms. Wilson reported that she has given the Halls another thirty (30) days to complete the clean-up. Ms. Wilson will report back at the next meeting.

OLD BUSINESS CONTINUED:

Buoy Lights:

Mr. Sweeney reported that all of the broken buoy lights have been replaced and are currently operating. Mr. Sweeney also stated that we have a backup buoy light and spare parts should we need them.

VDMA Parking:

Ms. Wilson reported that a homeowner in VDMA, Mr. Veeder continuously parks his vehicles/trailers in the Moovalya Keys Homeowners 72 hour parking area for long periods of time. Ms. Wilson stated that she had been posting violations notices on his vehicles with no response.

Mr. Sweeney reported that the only way that Mr. Veeder is going to start complying with our parking rules is to have his vehicles towed.

Mr. Sweeney made a motion that if Mr. Veeder does not comply by Friday, November 10, 2016 to have the vehicle towed. Ms. Ward seconded the motion and the motion carried unanimously.

Community Email Alert List:

Ms. Wilson reported that she is hoping to have the community email list up and running soon. Ms. Wilson will report back at the next meeting.

Ms. Wilson reported that any information that is sent to the community via the community email list will need to be approved by the Board, unless it is some type of "emergency" notice to the community.

NEW BUSINESS:

Sink Hole at the Gate:

Mr. Sweeney reported that the sink hole at the entrance gate is actually a hole that was cut to make a property marker and the cap that was originally made for the hole is gone. Mr. Sweeney stated that the hole needs to be filled with black concrete, which he will do himself.

Sink Hole Lot 4 8782 Moovalya

Mr. Sweeney reported that the sink hole is definitely a compaction problem and the road is sinking. Mr. Sweeney stated that Buckskin Sanitary is saying that it is caused by a Brooke Water leak.

Mr. Sweeney reported that he feels that neither Buckskin Sanitary nor Brooke Utilities are going to take responsibility for the sink hole, but it does need to be fixed. Mr. Sweeney requested that we get a price to get it fixed.

Yaqui Loop Bridge Sink Holes

Mr. Sweeney reported that there are two (2) sink holes at the bridge, which are the most concerning sink holes, due to that fact that the sink holes are undermining the concrete approach to the bridge.

NEW BUSINESS CONTINUED:

Yaqui Loop Bridge Sink Holes Continued

Mr. Sweeney suggested that we fill the holes with a two sack light concrete mix to stop the erosion and fill the rest up with dirt. Mr. Sweeney requested that we get a price from Steve Stanton and report back at the next meeting.

Irrigation Timers for Island at Entrance:

Ms. Wilson reported that the new battery operated irrigation valves have been installed at the entrance. Ms. Wilson also reported that two (2) battery operated irrigation valves had to be installed due to the existing conditions.

Palm Trees at Entrance:

Ms. Wilson reported that two (2) palm trees at the entrance in the island have died and asked for the Board's Approval to have them removed and replaced.

Mr. Chambers made a motion to approve Four Hundred Dollars (\$400.00) for the removal and replanting of two (2) palm trees at the Moovalya Keys entrance.

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

Ms. Wilson will report back at the next meeting.

Brooke Utilities Total Trihalomethanes (TTHM) Violation Notice:

Ms. Wilson reported that she attended the call to the public that was hosted by the Arizona Commissioners Board. Ms. Wilson stated that the Arizona Commission told her that she can only represent herself as a customer and that individual homeowners need to voice their concerns individually, which can be done online

Ms. Wilson reported that she did have a private interview and expressed her concerns as a homeowner and as the General Manager of the Moovalya Keys.

Lot 9 Plans for Approval:

Mr. Sweeney presented to the Board drawings for Lot 9 – 8830 Moovalya Drive Dock.

Mr. Sweeney reported that the dock has already been approved by the Army Corp of Engineers and they have their permit. Mr. Sweeney also reported that he has reviewed the drawings and found the drawings to be in compliance with our CC&R's.

Mr. Sweeney made a motion to approve Lot 9 – 8830 Moovalya Drive Dock drawings date stamped November 7, 2016. Mr. Baker seconded the motion and the motion carried unanimously.

VEGETATION MANAGEMENT COMMITTEE:

No Report.

BUILDING HEIGHT COMMITTEE:

Building Height Committee has not met.

EXECUTIVE SESSION:

6:35 Executive Session is now in session.

6:45 Regular Meeting is back in session

Bolton Property:

Mr. Churchill reported that Mr. Bolton's Attorney has filed a reply to the counterclaim that was filed and that the court has scheduled a "Scheduling Conference" for December 29, 2016.

Mr. Churchill stated that he will not be available on December 29, 2016, so Mr. Bolton has authorized Mr. Churchill to file a stipulation and sign it on his behalf to vacate that date and set another date in early January rather than between Christmas and New Years.

VDMA Property Lines/Parking:

Mr. Churchill reported that we are going to table this issue at this time.

ADJOURNMENT:

The next Meeting date is December 5, 2016.

The Meeting adjourned at 6:55 pm.

Submitted by Recording Secretary, Heather Wilson