

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
October 3, 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
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

VIA TELEPHONE:

None

OTHERS PRESENT:

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

GUESTS:

Carla Faulkner	David Plunket Realty
Yolanda Sainz	Lot 118

ABSENT:

Chuck Baker	Lot 116/117
Jack Sweeney	Lot 197

CALL TO PUBLIC:

No call to the public

MINUTES:

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

EXECUTIVE SESSION:

Mr. Nicholls made a motion to approve the September 2016 **Executive Session Meeting Minutes** per the changes that Mr. Churchill requested. Ms. Furnell seconded the motion and the motion carried unanimously.

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

PREPAID BILLS:

Date	Num	Name	Memo	Amount
09/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
09/07/2016	7219	Frontier	667-2840	67.47
		"	667-4484	65.81
09/07/2016	7220	Davis Building Supply	Cleaning products	21.90
		Law Office of John C.		
09/07/2016	7221	Churchill	June HOA	336.00
		"	Bolton	550.00
09/12/2016	7222	Havasu Sweeping	Street sweeping	440.00
09/14/2016	EFT	Republic Services	3-0527-0040037	3,203.24
09/15/2016	7223	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy.	
		"	Advance	125.00
		"	Usage fee for Board	
09/15/2016	7224	Buckskin Fire Dept.	Meeting	25.00
			732930287 &	
09/19/2016	7225	APS	589381281	1,710.49
		Desert Dominion		
09/22/2016	7226	Security	8/12	179.20
09/23/2016	7227	Postmaster	Stamps	94.00
		Desert Dominion		
09/26/2016	7228	Security	9/2 - 9/4	736.60
09/29/2016	EFT	Brooke Utilities, Inc.	53017-11860	268.03
09/30/2016	7229	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy.	
		"	Balance	125.00
		"	Sept.	
09/30/2016	7230	Otis Hall	Groundskeeping	750.00
09/30/2016	7231	Sue Thomson	Sept. Bookkeeping	1,250.00
		"	Postage	6.11
				<u>12,563.85</u>

BILLS FOR APPROVAL:

Law Office of John C. Churchill (HOA July – Sept.)	412.50
Law Office of John C. Churchill (Bolton Aug. – Sept.)	2,906.81
Law Office of John C. Churchill (Brumund Aug.) (invoices attached)	192.50

Ms. Ward made a motion to approve the September 2016 **Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Chambers seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS:

Ms. Ward made a motion to approve the September 2016 **Balance Sheets**.

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

Mr. Nicholls made a motion to approve the September 2016 **Profit and Loss Statement**. Ms. Ward seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Ms. Northcutt made a motion to approve the September 2016 **General Manager's Report**. Mr. Smith 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 that she still has not heard back from Lot 158 regarding their construction deposit. Ms. Wilson will report back at the next meeting.

Lot 181 - 8801 Yaqui Loop:

Ms. Wilson reported that she has met with the Halls and they have agreed to remove the decking completely and paint the concrete surfaces on the canal side of their property. Ms. Wilson stated that the Halls have been given thirty (30) days to complete the clean-up. Ms. Wilson will report back at the next meeting.

Ms. Wilson reported that the La Paz County Building Department has sent the Halls a violation letter stating that the deck on their property has been seriously compromised and that the integrity of the deck is in a state of disrepair due to the framing, which is a major safety hazard

Buoy Lights:

Ms. Wilson reported that she has ordered the two (2) new buoy lights but they have not arrived. Ms. Wilson will report back at the next meeting.

NEW BUSINESS:

Community Email Alert List:

Ms. Wilson reported that she has about 100 homeowner's names on the email list at this time. Ms. Wilson will report back at the next meeting.

Sink Holes:

Ms. Wilson presented to the Board photos of two (2) sink holes. One at the Bridge on Yaqui Loop and the other at Lot 4 - 8782 Moovalya Drive. Ms. Wilson reported that she has sent the photos to Mr. Sweeney. However Mr. Sweeney is out of town, so he will address the sink holes when he returns and asked to have it on the Agenda.

NEW BUSINESS CONTINUED:

Sink Holes continued:

Mr. Gaipa requested that we table this item until Mr. Sweeney returns so that Mr. Sweeney can further investigate the sink holes and report back at next Board meeting.

Lot 169 Plans for Approval:

Mr. Gaipa presented to the Board drawings for Lot 169 – 8923 Yaqui Loop remodel. Mr. Gaipa stated that Jack Sweeney has reviewed the drawings and found the drawings to be in compliance with our CC&R's.

Ms. Ward made a motion to approve Lot 169 – 8923 Yaqui Loop drawings date stamped October 3, 2016. Ms. Furnell seconded the motion and the motion passed unanimously.

Irrigation Timers for Island at Entrance:

Ms. Wilson reported that in order to water the palm trees at the entrance to the Moovalya Keys, you must manually turn on the valve. Ms. Wilson asked for the Board's approval to install a battery operated digital timer and a new valve so that the trees can be automatically watered by the timer.

Ms. Wilson stated that an artificial rock will be purchased to cover the battery operated digital timer and the valve, to avoid a tripping hazard. The cost would be about \$150.00.

Mr. Furnell made a motion that we spend \$150.00 to install a battery operated digital timer and valve. Ms. Ward seconded the motion and the motion carried unanimously.

Brooke Utilities Total Trihalomethanes (TTHM) Violation Notice:

Mr. Chambers reported that this is a serious problem and that Brooke Utilities is being investigated by the AQMD. Mr. Chambers also reported that Brooke Utilities has tested the water at his property three (3) times for lead and failed all three (3) tests.

Ms. Wilson reported that property owners need to take this seriously because it is our district that is affected by the violations.

Mr. Chambers reported that he will keep us updated with the information that he receives and stated that it is our district that is effected and we need to be aware of what is happening. Mr. Chambers stated that people need speak up and write a letter.

Ms. Wilson suggested that maybe we should compose a generic letter that we can send to our homeowners via the website or email regarding this issue. Ms. Wilson reported that she will collect information and compose a proposed letter to be sent to our homeowners and have the Board review it. Ms. Wilson will report back at the next meeting.

VEGETATION MANAGEMENT COMMITTEE:

No Report.

BUILDING HEIGHT COMMITTEE:

Building Height Committee has not met.

EXECUTIVE SESSION:

6:30 Executive Session is now in session.

6:45 Regular Meeting is back in session

Bolton Property:

Mr. Churchill reported that he has filed a three part counter claim and will report back at the next meeting.

VDMA Property Lines/Parking:

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

ADJOURNMENT:

The next Meeting date is November 7, 2016.

The Meeting adjourned at 7:01 pm.

Submitted by Recording Secretary, Heather Wilson