

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Regular Meeting Minutes**  
**December 5, 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
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169
	Jack Sweeney	Lot 197

**VIA TELEPHONE:**

None

**OTHERS PRESENT:**

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

Secretary/Treasurer	Kit Furnell	Lot 16
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104

**GUESTS:**

**CALL TO PUBLIC:**

No call to the public

**MINUTES:**

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

**EXECUTIVE SESSION MEETING MINUTES:**

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

**NOVEMBER PREPAID BILLS**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
11/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
11/07/2016	7245	Larry's Professional Painting	Stripe parking lines/1st bridge	75.00
11/07/2016	7246	Frontier	667-2840	67.27
		"	667-4484	65.61
11/08/2016	7247	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
11/08/2016	7248	Davis Building Supply	Cleaning products	30.66
		Law Office of John C. Churchill		
11/08/2016	7249	"	Oct. HOA	137.50
		"	Oct. Bolton	1,074.50
11/08/2016	7250	Patrick Porterfield	Labor for over seeding	200.00
			Repair leak at back flow valve	
11/09/2016	7251	Advanced Plumbing		360.09
11/09/2016	7252	CopperPoint Mutual	Workers Compensation	366.33
11/14/2016	EFT	Republic Services	3-0527-0040037	2,481.85
11/15/2016	7253	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
11/21/2016	7254	APS	732930287 & 589381281	1,657.87
11/30/2016	7255	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
11/30/2016	7256	Otis Hall	November Groundskeeping	750.00
11/30/2016	7257	Sue Thomson	Nov. Bookkeeping	1,250.00
		"	Postage	9.40
				<b>11,411.08</b>

**NOVEMBER BILLS FOR APPROVAL:**

Law Office of John C. Churchill (HOA November)	110.00
Law Office of John C. Churchill (Bolton November)	422.50
Mike's Contracting, Inc. (remove two dead palm trees)	157.41

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

**FINANCIAL REPORTS:**

Mr. Sweeney made a motion to approve the November 2016 **Balance Sheets**. Mr. Baker seconded the motion and the motion carried unanimously.

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

**GENERAL MANAGER'S REPORT:**

Mr. Baker made a motion to approve the November 2016 **General Manager's Report**. Ms. Ward 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. 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 all projects are moving according to their schedules, with the exception Lot 8. Ms. Wilson stated that there has been no progress for a couple of months.

Mr. Sweeney stated that he will contact the homeowner to find out what their plans are as far a moving forward with the completion of the project. Mr. Sweeney will report back at the next meeting.

### **Lot 181 - 8801 Yaqui Loop:**

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

Ms. Wilson also reported that the La Paz County Building Department has a new Building Inspector and that she is reaching out to the Laz Paz County Building Department for their support in getting the Halls to comply with the Building Code.

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.

### **VDMA Parking:**

Letters to Property Owners has been put on hold.

### **Community Email Alert List:**

No Report.

### **Sink Holes:**

#### **Lot 4 - 8782 Moovalya**

Mr. Sweeney reported that he is waiting for the bid to come in to cut and patch the sink hole, and he will report back at the next meeting.

#### **Yaqui Loop Bridge Sink Holes**

Mr. Sweeney reported that this sink hole is the most concerning. Mr. Sweeney stated that we need to figure out where the sink hole ends before we start to fill the hole with a two sack concrete. Mr. Sweeney reported that he has put a ten foot pole down the hole, however he does not know if the pole has hit the bottom or if it has hit the elbow in the piping.

Mr. Sweeney stated that if we just proceeded with filling the hole with concrete, we could blow out the side of the wood that is on the canal walls.

**OLD BUSINESS CONTINUED:**

**Yaqui Loop Bridge Sink Holes Continued:**

Ms. Wilson suggested that we get a camera to put down the hole so we can see where the hole ends.

Mr. Sweeney asked Ms. Wilson to make the arrangements to have a camera shot down in the hole so that we can verify where the hole ends. Mr. Sweeney reported that it is very important that we verify as to whether the pole has hit the bottom or if it has hit an elbow pipe below, before we proceed with the filling of concrete.

Mr. Sweeney reported that he is waiting for the bid to come in to fill the hole with a two sack concrete and will report back at the next meeting.

**NEW BUSINESS:**

**Palm Trees at Entrance**

Ms. Wilson reported that the two (2) Date Palm trees at the entrance have been removed and disposed of by Mike Contracting for \$150.00. Ms. Wilson reported that Mike's Contracting was able to dispose of the dead palm trees into the dumpster that was delivered for the Thanksgiving Weekend.

Ms. Wilson also reported that the Date Palm trees died from a disease called "Bud Disease". Ms. Wilson stated that this disease gets into the hearts of the palm trees, which kills the palm tree.

Ms. Wilson suggested that we do not replant Date Palm trees at this time, due to the "Bud Disease" and that we look into other palm tree options for planting.

Mr. Gaipa asked Ms. Wilson to research other options and report back at the next meeting.

**Balance Sheets:**

Mr. Sweeney reported that he has reviewed the Balance Sheets from 2014-2015-2016 and that we are definitely spending our equity maintaining what we have and our current dues are not covering our expenses. Mr. Sweeney stated that he has been here fifteen years and the dues have remained the same and he feels that they are inadequate.

Mr. Gaipa reported that the utilities and trash fees have definitely gone up over the past few years and that our trash bill alone is \$30,000.00 per year.

Mr. Sweeney reported that we are definitely losing equity and that we need to put ourselves in a position that if something major happens we are prepared.

Mr. Sweeney reported to the Board that we seriously need to look into raising our dues, which have not been raised in over twenty years. Mr. Sweeney stated that it is the Board's responsibility to be sure that we are covering our operating expenses and that we are taking care of our association's property.

**NEW BUSINESS CONTINUED:**

**Balance Sheets Continued:**

Mr. Baker stated that we need to be prepared to justify any type of increase in the dues. Mr. Baker stated that we need to take a close look at what our typical expenses were over the past three years.

Mr. Gaipa asked the Board to take a close look at the reports, so that it can be discussed at the next meeting.

**VEGETATION MANAGEMENT COMMITTEE:**

No Report.

**BUILDING HEIGHT COMMITTEE:**

Building Height Committee has not met.

**EXECUTIVE SESSION:**

6:40 Executive Session is now in session.

**Bolton Property:**

Mr. Churchill stated that he still has not heard back from the Title Company and that we are waiting for the Title Report.

**EXECUTIVE SESSION CONTINUED:**

**VDMA Property Lines/Parking:**

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

6:50 Regular Meeting is back in session

The next Meeting date is January 9, 2017.

The Meeting adjourned at 6:55 pm.

Submitted by Recording Secretary, Heather Wilson