

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
January 4, 2016

CALL TO ORDER:

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

PRESENT:

President:	Jack Sweeney	Lot 197
Vice President	Tony Gaipa	Lot 118
Secretary/Treasurer:	Christie May Ward	Lot 227
Board Members Present:	Kit Furnell	Lot 16
	Laura Lancaster	Lot 162/163
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

VIA TELECONFERENCE:

Ryan Shubin	Lot 161
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OTHERS PRESENT:

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

GUESTS:

Kathy Northcutt	Lot 73
Chuck Smith	Lot 103/104
Kim Harsch	Robert Gory Realty - Guest
Carla Faulkner	David Plunkett Realty - Guest

ABSENT:

Chuck Baker	Lot 116/117
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CALL TO PUBLIC:

MINUTES:

Mr. Chambers made a motion to approve the December 2015 **Meeting Minutes**. Mr. Shubin seconded the motion and the motion carried unanimously.

Ms. Lancaster made a motion to approve the December 2015 **Executive Session Meeting Minutes**. Mr. Nicholls seconded the motion and the motion carried unanimously.

BOOKKEEPER'S REPORT SUBMITTED BY SUE THOMSON:

Ms. Lancaster made a motion to approve the December 2015 **Bookkeepers Report**. Ms. Furnell seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS:

Ms. Lancaster made a motion to approve the December **2015 Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

Mr. Shubin made a motion to approve the December 2015 **Balance Sheets**. Mr. Chambers seconded the motion and the motion carried unanimously.

Mr. Nicholls made a motion to approve the December 2015 **Profit and Loss Statement**. Ms. Furnell seconded the motion and the motion carried unanimously.

DECEMBER PREPAIRD BILLS AND BILLS FOR APPROVAL:

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
12/04/2015	7087	Frontier	667-2840	67.69
		"	667-4484	66.07
12/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
12/10/2015	7088	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
12/10/2015	7089	Law Office of John C. Churchill	Nov. HOA	165.00
12/10/2015	7090	Desert Dominion Security	November 27	215.90
12/10/2015	7091	Davis Building Supply	Lawn care	245.84
		"	Clip light	6.57
12/15/2015	EFT	Republic Services	3-0527-0040037	2,456.71
12/15/2015	7092	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
12/16/2015	7093	APS	732930287 & 589381281	1,640.09
12/18/2015	EFT	Brooke Utilities, Inc.	53017-11860	231.51
12/18/2015	7094	Larry's Professional Painting	Deposit on bridge/rails painting	958.50
12/30/2015	7098	Postmaster	Stamps for HOA statements	98.00
12/31/2015	7095	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
12/31/2015	7096	Otis Hall	December Groundskeeping	750.00
12/31/2015	7097	Sue Thomson	December	1,250.00
		"	Postage	3.92
				11,040.80

BILLS FOR APPROVAL

Law Office of John Churchill (12/31/15 HOA) \$443.00

GENERAL MANAGER’S REPORT:

Ms. Lancaster made a motion to approve the December 2015 **General Manager’s Report**. Mr. Nicholls seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Bids for Bridge Repair:

Mr. Sweeney stated that he is having a difficult time to get anybody to respond to his request for a bid to repair the wood bumpers on the bridge. Mr. Sweeney at this time still has not received a bid. However he is hoping to have a bid from a contractor before our next meeting.

OLD BUSINESS CONTINUED:

Ms. Wilson stated that Larry's Painting should be starting the painting of the gates, bridge handrails and canals at the end of January, weather permitting. Mr. Sweeney stated that he has discussed the colors to be used with Larry's Painting.

Canal Addresses:

Ms. Wilson presented to the Board the color samples of the canal signs and different fonts for the lettering.

Mr. Nicholls made a motion to approve the **font** on the white and green sign (which is called Annual Bold) and to go with the **black** background with **white** lettering. Ms. Furnell seconded the motion the motion carried unanimously.

Discussion took place as to the location of where the sign is to be posted. Mr. Sweeney made a motion to install the address sign on the canal side of the property as close to the center of the dock as possible at 4' or higher. Mr. Gaipa seconded the motion and the motion carried unanimously.

Ms. Furnell asked if the riverfront homes were going to get address signs. Mr. Sweeney stated that the Fire Department did not request that we have special address sign on the riverfront homes, so no address sign has been order for the riverfront homes.

Mr. Sweeney stated that we will be notifying homeowners of the sign installation with a notice in the April dues statement. Notice will be asking Homeowners to respond only if they **oppose** to the installation. Homeowners will be required to respond within thirty (30) days of the notice.

Lot 181 8801 Yaqui Loop:

Ms. Wilson presented to the Board the progress photos of the repairs that Mr. Hall has completed. Ms. Wilson stated that not all of the items have been addressed. The handrail railing has been removed from the decking but the decking is still in disrepair and the overall appearance is still not acceptable.

Mr. Sweeney stated the Mr. Hall seems to be moving forward with the repairs, but would like to know what his intentions are in regards to the completion of the project. Mr. Chambers stated that he knows the Hall family and will follow up with Mr. Hall in regards to what his intentions are with the completion of the repairs. Mr. Chambers will report back at the February meeting.

NEW BUSINESS:

Building Height Committee:

Mr. Gaipa reported that the committee has had two (2) meetings, but has nothing to report at this time.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that she has made contact with Mr. Bill Miller from the Army Corp of Engineers. Mr. Miller informed Ms. Wilson that no application for the Letter of Permission has been submitted to the Army Corp of Engineers from the Keys.

VEGETATION MANAGEMENT COMMITTEE CONTINUED:

Ms. Wilson discussed with Mr. Miller the Aquatic Harvesting method of weed removal and stated that Mr. Miller seemed to be in favor of the harvesting method and asked Ms. Wilson to submit literature with the application.

Mr. Sweeney asked Ms. Wilson to fill out the application for a Letter of Permission and submit it to the Army Corp of Engineers.

Ms. Wilson is to report back at the February Board Meeting.

REQUEST FOR WALL REMOVAL BLOCKING ACCESS TO PARCEL:

6:25 Executive Session is now in Session.

6:35 Executive Session has adjourned. Regular session is now in session.

Mr. Churchill stated that no letter of response has been sent out to Mr. Bolton. Mr. Churchill's office received the request from Mr. Bolton during the holidays, which did not allow enough time to research the issue. Mr. Churchill will report back at the February 2016 meeting.

ADJOURNMENT:

Executive session 6:35 pm

Regular Meeting is now in session.

The next Meeting date is February 1, 2016

The Meeting adjourned at 6:40 pm

Submitted by Recording Secretary, Heather Wilson