

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
February 1, 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
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

OTHERS PRESENT:

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

GUESTS:

Chuck Smith	Lot 103/104
Carla Faulkner	David Plunkett Realty - Guest

ABSENT:

CALL TO PUBLIC:

No call to the public

MINUTES:

Mr. Gaipa made a motion to approve the January 2016 **Meeting Minutes**.

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

Ms. Ward made a motion to approve the January 2016 **Executive Session Meeting Minutes**. Mr. Nicholls seconded the motion and the motion carried unanimously.

BOOKKEEPER'S REPORT SUBMITTED BY SUE THOMSON:

Ms. Ward made a motion to approve the January 2016 **Bookkeepers Report**.

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

ANNUAL MEETING FINANCIALS:

Mr. Chambers made a motion to approve the **2015 Balance Sheet, Income and Expenses**. Mr. Nicholls seconded the motion and the motion carried unanimously.

Ms. Ward made a motion to approve the **2016 Budget**. Mr. Gaipa seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS:

Ms. Ward made a motion to approve the January 2016 **Prepaid Bills and Bills for Approval**. Mr. Gaipa seconded the motion and the motion carried unanimously.

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

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

BOOKKEEPER’S REPORT:

FEBRUARY PREPAID BILLS & BILLS FOR APPROVAL

PREPAID BILLS:

Date	Num	Name	Memo	Amount
02/02/2016	7111	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
02/02/2016	7112	Beaver Insurance Agency Law Office of John C.	Sue Thomson Surety Bond	359.00
02/02/2016	7113	Churchill	Jan. HOA	302.50
02/02/2016	7114	Frontier	667-2840	67.50
		"	667-4484	65.84
			Stamps for Annual Meeting mail out	
02/05/2016	7115	Postmaster		147.00
02/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
			Worker’s Comp installment premium	
02/08/2016	7116	CopperPoint Mutual		350.46
02/10/2016	7117	Desert Dominion Security	Race weekend	698.50
02/11/2016	EFT	Brooke Utilities, Inc.	53017-11860	166.03
02/12/2016	7118	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
02/12/2016	7119	Judie Renfro	Annual Meeting & CC&R's copies	207.97
02/14/2016	EFT	Republic Services	3-0527-0040037	2,562.69
02/15/2016	7120	Global Gate Controls, Inc.	25 remotes	323.45
02/19/2016	7121	APS	732930287 & 589381281	1,631.44
02/19/2016	7122	Quill	Annual Meeting mail out supplies	132.71
02/29/2016	7123	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
02/29/2016	7124	Otis Hall	February Grounds Keeping	750.00
02/29/2016	7125	Sue Thomson	February Bookkeeping	1,250.00
		"	Postage	8.55
		"	Tax forms	12.00
				11,895.64

BILLS FOR APPROVAL:

Nelson Digging (repair Hopi Dr. sink hole)	\$2,673.50
AE Services (income tax return preparation)	\$ 370.00

LOT CHANGES:

In Escrow: Lot 234 (Berg to Rude)
Lot 161 (Shubin to Harr)
Lot 140 (RPM Management to Householder)

Changes: Lot 028 (Nasby to Vandenbrink)
Lot 171 (Croteau to De Lay)

Submitted by Sue Thomson

GENERAL MANAGER'S REPORT:

Mr. Gaipa made a motion to approve the January 2016 **General Manager's Report**. Ms. Furnell seconded the motion and the motion carried unanimously.

Ms. Furnell asked if we could find out who is driving over our grass.

ANNUAL MEETING:

Annual Meeting Location:

Ms. Wilson announced that the La Paz County Board of Director's Room is no longer available on the weekends and therefore is not available for the Annual Meeting. Ms. Wilson has made arrangements to have the Annual Meeting held at the La Paz County Boating and Safety Building on Riverside Drive across from the Buckskin Fire Department in the Training Room.

2016 Notice of Annual Meeting and Agenda:

Mr. Baker made a motion to approve the 2016 Notice of Annual Meeting and Agenda. Mr. Nicholls seconded the motion and the motion carried unanimously.

2016 Ballot:

Mr. Baker made a recommendation to the Board, that since the By-Laws state that we can have up to twelve (12) Board Members serve on the Board and we have ten (10) homeowners who have signed up to be on the 2016 Ballot, suggested that we allow ten (10) people to serve on the Board.

Ms. Ward asked, just how do homeowners find out how they can be on the ballot? Mr. Sweeney stated that if a homeowner was truly interested in being on the Board, they would be attending the Board Meetings, but they could also be a write in on the ballot. Mr. Sweeney also noted that the Annual Meeting packets will be mailed out February 15, 2016 to all homeowners, which allows ample time for a homeowner to be a write in on the 2016 Ballot.

Mr. Sweeney also pointed out that on this year's ballot we have three (3) new homeowners that are running for the Board. Therefore said, homeowners do know that elections are held yearly and if they were interested in serving on the Board they should have started to attend the monthly meetings or send in a written request to be on the ballot.

2016 Ballot Continued:

Mr. Baker made a motion to allow ten (10) members to serve on the Board of Directors and to change the Ballot to read “vote for no more than ten (10) people”. Mr. Nicholls seconded the motion and the motion carried unanimously.

Ms. Wilson was instructed to change the Ballot to read “vote for no more than ten (10) people”.

OLD BUSINESS:

Bids for Bridge Repair:

Mr. Sweeney presented to the Board the bid submitted by R.J. Perry Custom Framing to replace the wood bumpers at the first bridge in the amount of \$2,700.00. The bid does not include painting. Therefore we would have to get a price to paint the wood prior to installation. The bid includes:

- Removal of existing wood
- Replacement of new wood
- Installation of all lumber and hardware

Mr. Sweeney stated that there will be an additional cost of approximately \$400.00 to paint the wood. Ms. Wilson is to obtain a price from Larry’s Painting to paint the wood.

Mr. Nicholls asked if that was the only estimate that we were able to obtain. Mr. Chambers stated that calls have been made for other bids but this is the only bid we have been able to obtain. Mr. Sweeney stated that due to the nature of the job and the fact the contractor has to perform the work in the water on a floating dock it is not easy to find somebody to bid the work.

Mr. Sweeney made a motion to approve the bid submitted by R.J. Perry Custom Framing dated 1-18-16 in the amount of \$2,700.00 and an additional \$400.00 to paint the wood. Mr. Gaipa seconded the motion and the motion was carried unanimously.

Painting of Bridge handrails/bridges and Gates:

Ms. Wilson stated that Larry’s Painting had not yet started the painting due to weather conditions. Ms. Wilson to report back at next meeting.

Canal Address Signs:

Ms. Wilson stated that Signcraft has been authorized to proceed with the fabrication of the canal address signs. Installation of the signs will not take place until after the April dues statements are sent out to the homeowners, at which time a special notice will be enclosed regarding the installation of the canal address signs. Mr. Sweeney stated that the homeowner only needs to respond to the notice if they oppose to the installation of the canal address sign.

Ms. Furnell asked the Board if the riverfront homes that are in our association can also get an address sign.

Mr. Sweeney made a motion to make additional signs for the riverfront homes that are within our association. Mr. Chambers seconded the motion and the motion carried unanimously.

OLD BUSINESS CONTINUED:

Lot 181 8801 Yaqui Loop:

Ms. Wilson stated that Mr. Hall still has not completed the repairs to his home that was requested in the letter that was sent to him in November. Ms. Wilson reported that the decking is still hanging from the side of the modular home with no hand railing around the entire deck.

Lot 181 8801 Yaqui Loop Continued:

Ms. Wilson also reported that homeowners from across the canal have complained on several occasions and were hoping to see more progress.

Mr. Churchill stated that we can actually fix it ourselves and charge Mr. Hall, but Mr. Churchill state that we necessarily do not want to do that.

Mr. Sweeney suggested that we have Mr. Churchill's office send Mr. Hall a letter in a final attempt to get the property cleaned up.

Mr. Sweeney made a motion to have Mr. Churchill's office write a letter to Mr. Hall. Mr. Baker seconded the motion and the motion carried unanimously.

Mr. Churchill will report back at the March meeting

Mr. Bolton's Property Access:

6:35 Executive Session is now in Session.

6:45 Executive Session has adjourned. Regular session is now in session.

Mr. Churchill stated that his office has responded back to Mr. Bolton letter, basically asking Mr. Bolton to provide his office with proof that he has an easement showing that he has access to his property thru the Keys entrance gates. Mr. Bolton has not yet responded back to Mr. Churchill's office. Mr. Churchill will report back at the March Meeting.

NEW BUSINESS:

Plan Review David Oddo Lot 25 8887 Moovalya Drive:

Mr. Sweeney presented to the Board what appeared to be somewhat of a plan, which is a single sheet drawing that was submitted by David Oddo to install a seawall. Mr. Oddo is basically wants to build a seawall dock to dock and sees no reason why we should not approve the plan. Mr. Sweeney stated that he had previously reviewed the drawing and felt it was in compliance.

Mr. Baker made a motion to approve the drawing, Mr. Nicholls seconded the motion and the motion carried unanimously.

The stamp was not available at the meeting the plan will be stamped and passed around for signatures.

NEW BUSINESS CONTINUED:

Entrance Stucco Wall and Sign:

Ms. Wilson presented to the Board photographs of the stucco wall at the entrance that has the Moovalya Keys sign on it. Ms. Wilson stated that the stucco is falling off and the sign itself is in need of repair. The costs to repair are as follows:

- Re-stucco the entire wall \$750.00
- Remove, reinstall and paint the sign \$250.00
- Powder coating would be \$325.00
- Painting of stucco wall No Bid yet

Mr. Sweeney asked that the Board table this item until after he is able to take a closer look at the wall and the sign.

Letters of Resignation:

Ms. Ward asked if we needed to officially recognize the letters of resignation from Laura Lancaster and Ryan Shubin. Ms. Wilson presented the letters of resignation to the Board, which Mr. Sweeney read aloud to the Board.

Mr. Sweeney made a motion to accept the letters of resignation from Laura Lancaster and Ryan Shubin effective February 1, 2016. Mr. Baker seconded the motion the motion carried unanimously.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that the application for the Letter of Permission has been submitted to the Army Corp of Engineers. Ms. Wilson stated that it takes 4-6 weeks and will report back at the March Meeting.

Ms. Wilson reported that she had spoken with Aquatic Harvesting and they were asking if they could get a commitment from us to use their service this summer so they can add us on their summer schedule for the month of July.

Mr. Sweeney stated that we cannot make a commitment to anything until we receive our Letter of Permission from the Army Corp. Mr. Sweeney also stated that we still have a lot of logistics that need to be thought thru in regards to the disposal of the aquatic weeds once they are removed from the canals.

Ms. Ward questioned the lot map that was given to Ms. Wilson by the assessor's office to submit to the Army Corp. It appears that the lot numbers and addresses are wrong. Mr. Sweeney agreed that the information on the lot map that was given to Ms. Wilson by the assessor's is not correct. Mr. Sweeney also stated that it is printed right on the lot map "Assessor parcel map for information only, no liability assumed".

ADJOURNMENT:

Executive session 6:45 pm

6:45 Regular Meeting is now in session.

The next Meeting date is March 7, 2016.

The Meeting adjourned at 6:50 pm.

Submitted by Recording Secretary, Heather Wilson