

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
March 7, 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
	Mark Nicholls	Lot 169

OTHERS PRESENT:

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

GUESTS:

Kathy Northcutt	Lot 102
Chuck Smith	Lot 103/104
Donna Ehlers	Lot 170
David Ehlers	Lot 170
Kim Harsch	Robert Gory Realty

ABSENT: Chris Chambers Lot 164

CALL TO PUBLIC:

No call to the public

Donna Ehlers questioned the number of yard sales that have taken place this year. Ms. Ehlers stated that she has counted six (6) garage sales and according to our CCR's we are not allowed to have garage sales. Ms. Ehlers was concerned about the gate being left open during the garage sales.

Ms. Wilson stated that she was not aware of the garage sale policy. Homeowners in the past have called and asked permission to have the gate open. Ms. Wilson stated that she opened and closed the gate to accommodate the homeowner with the garage sale. Ms. Wilson also stated that there have been a lot of homes selling on the property this year and there have been an unusual amount of garage sales this year.

Ms. Ehlers asked if the garage sales could take place when there is a guard at the gate. Ms. Wilson stated that the guard at the gate is only in the summer months. Ms. Wilson also stated that there are no garage sales in the summer months or on holiday weekends.

MINUTES:

Mr. Nicholls made a motion to approve the February 2016 **Meeting Minutes**.

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

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

BOOKKEEPER’S REPORT SUBMITTED BY SUE THOMSON:

Mr. Gaipa made a motion to approve the February 2016 **Bookkeepers Report**.

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

MARCH PREPAID BILLS & BILLS FOR APPROVAL:

Date	Num	Name	Memo	Amount
03/04/2016	7126	Internal Revenue Service	1120-H (2015)	68.00
03/04/2016	7127	Arizona Department of Revenue	120 (2015)	50.00
03/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
03/08/2016	PC	Otis Hall	Reinstall Navajo street sign; ramp cleanup; weeds	100.00
03/10/2016	DEBIT	Brooke Utilities, Inc.	53017-11860	171.58
03/15/2016	7128	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
03/15/2016	DEBIT	PoopBags.US	6000 Dog Poop Bags	199.50
03/15/2016	7129	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
03/15/2016	7130	Frontier	667-2840	67.50
		"	667-4484	65.84
03/15/2016	7131	Davis Building Supply	Sprinkler parts	53.87
		"	Cleaning supplies	43.80
03/15/2016	7132	Nelson Digging Services, LLC	Asphalt cut & patch/Hopi Dr.	2,673.50
03/15/2016	7133	A & E Services	2015 income tax return preparation	370.00
03/15/2016	7134	Law Office of John C. Churchill	Feb. HOA	110.00
		"	Bolton & Gordon matters	660.00
03/16/2016	EFT	Republic Services	3-0527-0040037	2,538.12
03/17/2016	PC	Postmaster	New owner pkts & annual mail outs (2/2 - 3/17)	84.45
03/18/2016	7135	Larry's Professional Painting	Add'l. bridge (wood) painting	937.00
03/18/2016	PC	Circle K	Fuel for yard equipment (1/21 - 3/18)	32.07
03/21/2016	7136	PETTY CASH	Reimb. \$216.52	
03/21/2016	7137	APS	732930287 & 589381281	1,633.08
03/22/2016	7138	Jack Sweeney	Replacement security camera system	3,900.00
03/23/2016	7139	R.J. Perry Custom Framing, LLC	Bridge repairs	2,700.00
03/23/2016	7140	Postmaster	Stamps	147.00
03/23/2016	7141	Shaffer Welding Services	Repair borrowed barge/canal work	200.00
03/31/2016	7142	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
03/31/2016	7143	Otis Hall	March Groundskeeping	750.00
03/31/2016	7144	Sue Thomson	March Bookkeeping	1,250.00
		"	Postage	14.38
				21,704.69

MARCH PREPAID BILLS & BILLS FOR APPROVAL CONTINUED:

Security Deposits – No activity.

Parking citations – None.

Income tax returns were timely filed and taxes paid.

Assisted Heather with annual meeting preparations.

VDMA owners were billed their annual trash assessment of \$195 each.

BILLS FOR APPROVAL: None

LOT CHANGES:

In Escrow: Lot 234 (Berg to Rude)
Lot 161 (Shubin to Harr)
Lot 140 (RPM Management to Householder)
Lot 138 (Dinonno to Barrett)
Lots 217/218 (Etchandy to Glenn Lyons Construction)

Changes: NONE

Submitted by Sue Thomson

ANNUAL MEETING FINANCIALS:

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

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

FINANCIAL REPORTS:

Mr. Gaipa made a motion to approve the February 2016 **Prepaid Bills and Bills for Approval**. Mr. Baker seconded the motion and the motion carried unanimously.

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

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

GENERAL MANAGER'S REPORT:

Mr. Baker made a motion to approve the February 2016 **General Manager's Report**. Ms. Ward seconded the motion and the motion carried unanimously.

ANNUAL MEETING:

Annual Meeting Location:

Mr. Sweeney announced that the Annual Meeting is being held at the La Paz County Boating and Safety Building on Riverside Drive across from the Buckskin Fire Department in the Training Room. March 26, 2016. Registration is at 9:00 am meeting starts at 9:30 am.

Mr. Churchill announced that he will not be at the Annual meeting and that Julie LaBenz from his office will be representing the firm.

OLD BUSINESS:

Painting of Bridge handrails/bridges and Gates:

Mr. Sweeney reported that the handrails and gates have been painted and he has picked up the barge from Kirk Daniels and it is parked in the overflow for the framers and painters to use.

Ms. Wilson reported that wood is being delivered Tuesday March 8, 2016. The painting of the wood will take place on Wednesday March 8, 2016 so that it is completely painted by Friday so the framers can install the wood bumpers on Saturday, March 11, 2016.

Canal Address Signs:

Ms. Wilson presented a sample of the canal sign that will be mounted on the canal side of homeowner's residences. Ms. Wilson has been instructed to send out a special notice in the April mailing of the dues statements. Mr. Sweeney stated that homeowners only need to respond to the notice if they **oppose** to the installation of the canal address sign and would prefer to hang the sign themselves. Ms. Wilson stated that this is a requirement of the Fire Department for emergency purposes.

Ms. Wilson has been instructed by the Board to have the sign installed to the left side of the stairway to the property.

Lot 181 8801 Yaqui Loop:

Ms. Wilson reported that Mr. Hall has not performed any additional repairs to his home.

Executive Session 6:45.

7:05 Executive Session has adjourned. Regular session is now in session.

Mr. Sweeney stated the Mr. Hall's wife is sick and the family does not have the financial means to afford to do any additional repairs to the home.

Mr. Churchill suggested that rather than demand the repairs be done, when clearly the Halls do not have the funds that maybe a volunteer work day committee could be organized outside the Board, asking individuals to donate their manpower or materials needed to complete the job.

Ms. Wilson agreed to coordinate a volunteer work day committee outside the Board and will meet with the Halls. Ms. Wilson will report back at the April meeting.

Mr. Gaipa asked if the work day could be scheduled on the same weekend as the Board meeting, so he can participate in the volunteer work day.

Mr. Bolton's Property Access:

6:45 Executive Session is now in Session.

Entrance Stucco Wall and Sign:

The Board has asked Ms. Wilson to verify if the \$750.00 stucco price includes the cost for color coated stucco rather than painting the stucco, should the Board decide that they do not want to paint the stucco. Ms. Wilson is to report back at the April meeting.

NEW BUSINESS:

Street Striping on Moovalya:

Ms. Wilson presented to the Board pictures of the striping that has been painted on Moovalya Drive by a homeowner in Vita Del Monumente (VDMA).

Mr. Baker suggested that we paint the entire street with a white line to avoid future homeowners painting the street themselves. Mr. Baker also stated that homeowners are parking their vehicles in the street beyond their driveway/garage.

Ms. Furnell questioned the actual property line for the VDMA homeowners. Mr. Sweeney suggested that the Board have the VDMA Lots surveyed so the Board is clear as to where the property lines end for VDMA lots.

Mr. Churchill stated that the association needs to be clear on property lines before we start striping the riverfront side of Moovalya Drive and also suggested that the Board obtain a survey locating the property lines of the VDMA.

Mr. Baker made a motion to have the VDMA property lines surveyed on the street side of the property only, with a price not to exceed \$2,000.00. Mr. Gaipa seconded the motion and the motion carried unanimously.

Mr. Sweeney requested that property lines be marked in the street with pin markers showing the property line of each lot in the VDMA association.

Ms. Wilson was instructed to get two (2) bids from Civil Engineers and report back at the April meeting.

Two Way Traffic Mirrors:

Ms. Wilson present to the Board literature regarding two way traffic mirrors. Ms. Wilson asked for the Board's approval to have the traffic mirrors installed at the first bridge on Moovalya. Ms. Wilson stated that particular bridge is dangerous when entering from either side of the canal.

Ms. Ward stated that years ago there were traffic mirrors at that bridge. Mr. Sweeney stated that perhaps when the bridge collapsed years ago, is when we lost the traffic mirrors.

Mr. Sweeney stated that even though he feels the traffic mirrors are a good idea for safety issues, he has some concerns as to where to install the traffic mirrors so that boats will not hit them.

Two Way Traffic Mirrors:

Mr. Gaipa also questioned the location of the traffic mirrors. Mr. Gaipa also felt that it is a good idea, however was also concerned as to the location of the mirrors. Mr. Gaipa felt that the boats entering the canal would hit the mirrors causing damage to the walls of canal and the boat.

Mr. Sweeney asked that we table the traffic mirrors until we do more research.

NEW BUSINESS CONTINUED:

Camera and Recording System in Guard Shack:

Mr. Sweeney reported that the existing recording device that is in the guard shack is no longer recording. The cameras are working but the recording system is broken.

Mr. Sweeney presented to the Board information on a new video recorder system which is an updated version of what is currently installed.

Mr. Sweeney stated that rather than repair a system that is fifteen years old that we replace it with an updated version of what is currently installed. The system currently installed is able to record six (6) cameras. However, Mr. Sweeney stated that we can upgrade our system for future requirements to be able to record nine (9) cameras. Mr. Sweeney stated that the approximate cost would be about \$4,000.00 plus shipping.

Mr. Nicholls asked what areas are covered with our existing system. Mr. Sweeney replied, the existing cameras cover the entrance and exit gate.

Donna Ehlers asked if it is possible to have cameras in the streets. Mr. Sweeney replied that would cost us thousands of dollars.

Ms. Northcutt asked if we could install a camera in the overflow parking lot. Mr. Sweeney replied that we have no power available. Mr. Baker stated that installing a camera in the overflow parking lot would require hard wiring which would involve digging up the streets.

Mr. Baker made a motion that we purchase the recording device that will accommodate nine (9) cameras for approximately \$4,000.00 plus shipping. Ms. Furnell seconded the motion and the motion carried unanimously.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that the Bill Miller with the Army Corp of Engineers has received our application for the Letter of Permission and hopes to have an answer in 2-3 weeks.

Ms. Wilson is to report back at the April meeting.

ADJOURNMENT:

Executive session 6:45 pm

7:05 Regular Meeting is now in session.

The next Meeting date is April 4, 2016.

The Meeting adjourned at 7:08 pm.

Submitted by Recording Secretary, Heather Wilson