

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
April 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 and Lot 120
Secretary/Treasurer:	Christie May Ward	Lot 227
Board Members Present:	Kit Furnell	Lot 16
	Gary Fahy	Lot 22
	Kathy Northcutt	Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

OTHERS PRESENT:

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

GUESTS:

Steve Catlin	Lot 177
Kim Harsch	Robert Gory Realty

ABSENT:

Chuck Baker	Lot 116/117
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CALL TO PUBLIC:

No call to the public

MINUTES:

Mr. Churchill requested that all correspondence regarding Mr. Bolton's property remain in executive session and asked Ms. Wilson to remove any discussion from the March General Meeting Minutes and only report any discussion in the Executive Session Meeting Minutes.

Mr. Nicholls made a motion to approve the March 2016 **Meeting Minutes** per the changes that were requested by Mr. Churchill regarding Mr. Bolton's Property as stated above. Ms. Ward seconded the motion and the motion carried unanimously.

Ms. Ward made a motion to approve the March 2016 **Executive Session Meeting Minutes**. Ms. Furnell seconded the motion and the motion carried unanimously.

BOOKKEEPER'S REPORT SUBMITTED BY SUE THOMSON:

Mr. Chambers made a motion to approve the March 2016 **Bookkeepers Report.**

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

APRIL PREPAID BILLS & BILLS FOR APPROVAL:

Date	Num	Name	Memo	Amount
		Larry's Professional		
04/04/2016	7145	Painting	Bridge painting balance	958.50
04/05/2016	7146	Frontier	667-2840	67.50
		"	667-4484	68.08
04/05/2016	7147	Davis Building Supply	Hoses & oil	17.93
		"	Cable & caution tape	26.83
		Law Office of John C. Churchill		
04/05/2016	7148	Churchill	Mar. HOA	247.50
		"	Bolton	247.50
		"	Gordon	467.50
		"	Hanen Lien	201.73
04/07/2016	EFT	Brooke Utilities, Inc.	53017-11860	123.51
04/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
04/11/2016	7149	Havasu Sweeping	Street sweeping	440.00
04/14/2016	EFT	Republic Services	3-0527-0040037	284.38
			Usage fee for Board Meeting	25.00
04/15/2016	7150	Buckskin Fire Dept.		
04/15/2016	7151	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
		AZ Corporation		
04/18/2016	DEBIT	Commission	Annual Report	10.00
04/20/2016	7152	APS	732930287 & 589381281	1,628.16
		Buckskin Sanitary District		
04/20/2016	7153	District	112770	428.66
		"	112790	428.66
		"	112800	428.66
04/26/2016	7154	CopperPoint Mutual	Worker's Comp.	631.00
04/29/2016	7155	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
04/29/2016	7156	Otis Hall	April Groundskeeping	750.00
04/29/2016	7157	Sue Thomson	April Bookkeeping	1,250.00
		"	Postage	6.86
				<u>11,597.96</u>

BILLS FOR APPROVAL:

Law Office of John C. Churchill (March HOA) \$220.00

LOT CHANGES:

In Escrow: Lot 138 (Dinonno to Barrett)
Lots 217/218 (Etchandy to Glenn Lyons Construction)
Lot 35 (Arciero to Rhoades)
Lot 234 (Berg to Rice)

Changes: Lot 161 (Shubin to Harr)
Lot 140 (RPM Management to Householder)

Submitted by Sue Thomson

FINANCIAL REPORTS:

Mr. Chambers made a motion to approve the March 2016 **Prepaid Bills and Bills for Approval**. Mr. Nicholls seconded the motion and the motion carried unanimously.

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

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

GENERAL MANAGER’S REPORT:

Ms. Ward made a motion to approve the March 2016 **General Manager’s Report**. Ms. Furnell seconded the motion and the motion carried unanimously.

ELECTION OF THE 2016/2017 BOARD OF DIRECTORS:

Mr. Sweeney reported that he is unable to take the role of the president this year. Mr. Sweeney stated that he has been the president for the past 6-7 years and feels that somebody else should take the position. Mr. Sweeney also stated that he will still be available to review drawings and assist the new president with their new role, but was not going to be able to commit to attending all of the Board Meetings.

Mr. Chambers made a motion that **Mr. Tony Gaipa** be nominated as the **President** of the Board for the 2016/2017 Term. Ms. Ward seconded the motion and the motion carried unanimously

Mr. Chambers made a motion that **Ms. Christie May Ward** be nominated as the **Vice President** of the Board for the 2016/2017 Term. Mr. Sweeney seconded the motion and the motion carried unanimously.

Ms. Ward made a motion that **Ms. Kit Furnell** be nominated as the **Secretary/Treasurer** of the Board for the 2016/2017 term. Mr. Sweeney seconded the motion and the motion carried unanimously.

The New Board of Directors for 2016/2017 are as follows:

- President Tony Gaipa Lot 118 and Lot 120
- Vice President Christie May Ward Lot 227
- Secretary/Treasurer Kit Furnell Lot 16
- Member Gary Fahy Lot 22
- Member Kathy Northcutt Lot 102
- Member Chuck Smith Lot 103 and Lot 104
- Member Chuck Baker Lot 116 and Lot 117
- Member Chris Chambers Lot 164
- Member Mark Nicholls Lot 169
- Member Jack Sweeney Lot 197

OLD BUSINESS:

Painting of Bridge Handrails/Bridges and Gates:

Mr. Sweeney reported that all of the work has been completed.

Canal Address Signs:

Ms. Wilson presented to the Board the **Special Notice** for the canal address signs that will go out to all of the homeowners in their Quarterly Dues Statements, which will be mailed out tomorrow April 5, 2016.

The **Special Notice** is asking homeowners to only reply if they **oppose** to Signcraft installing their canal address sign by **May 15, 2016**.

Ms. Wilson also stated that we are asking homeowners that want to install their own canal address sign, to have it installed by **June 1, 2016**.

Lot 181 8801 Yaqui Loop:

Mr. Sweeney reported that he will meet with Mr. Hall and report back at the May Meeting.

Mr. Bolton’s Property Access:

Mr. Churchill reported that he is still awaiting a response back from Mr. Bolton.

Entrance Stucco Wall and Sign:

Ms. Wilson reported that she has spoken with Sanger Construction, the stucco contractor and he has agreed to use the colored stucco for the same price. Ms. Wilson reported that somebody has hit the stucco planter where the flag pole is and is in need of repair. Ms. Wilson will get a price for the additional stucco repair work from Sanger Construction.

Ms. Wilson reported the cost breakdown of the work needed as follows:

• Remove Sign from Stucco Wall	\$ 125.00
• Powder Coat Sign	\$ 350.00
• Repair Stucco Wall at Entrance	\$ 750.00
• Reinstall sign	<u>\$ 125.00</u>
TOTAL COST	\$1,350.00

Mr. Sweeney made a motion to proceed with the work above and to include the repair of the stucco planter at the flag pole. Mr. Smith seconded the motion and the motion carried unanimously.

Street Striping on Moovalya - Survey:

Ms. Wilson presented to the Board an estimate in the amount of Two Thousand Dollars (\$2,000.00) from Allen Robberson a registered Surveyor. Ms. Wilson stated that this company has surveyed many properties in the Moovalya Keys in the past.

Ms. Wilson also reported that she has asked another company to bid the project but they were not able to come out to give a bid until next week.

Mr. Churchill stated that there is another surveyor by the name of Kim Hyde out of Salome and asked that Ms. Wilson get an estimate from him.

Ms. Wilson reported that she has been experiencing parking issues on a daily basis with the residences of the Vista Del Momento. Ms. Wilson also stated that she is unable to issue a citation because they are not part of the Moovalya Keys Association.

Street Striping on Moovalya – Survey continued:

Mr. Churchill stated that Vista Del Momento property owners have no parking rights on our streets or in the overflow parking lot.

Ms. Wilson stated that once the survey is complete and we have identified exactly where the Vista Del Momento homeowner’s property lines end on Moovaya Drive and a white line is painted, then she can enforce the parking rules. Ms. Wilson also stated that homeowners in the Vista Del Momento are double parking in our streets and utilizing parking spots that are designated for our homeowners and their guests.

Mr. Sweeney stated that once a vehicle is parked on the asphalt, whether it be in front of your own house, is considered common area and legally you can only be parked there for seventy-two hours. Mr. Sweeney reported if you are parked completely on your own property then you can park there for as long as you want.

Mr. Sweeney also stated that the white line does not designate homeowner’s property lines. The white line’s intention is to enforce the parking rules and or to designate parking spaces in the common areas.

Ms. Wilson is to get a second bid for the survey and report back at the May Meeting.

Camera and Recording System in Guard Shack:

Mr. Sweeney reported that the new video recording device has been ordered but has not been delivered yet. Mr. Sweeney stated that once he receives the new video recorder, he will install it himself.

Mr. Sweeney will report back at the May meeting.

NEW BUSINESS:

Lot 207 8720 Hopi – Kemme Residence:

Mr. Sweeney presented to the Board drawings for Lot 207 - 8720 Hopi Drive, the Kemme residence for approval. Mr. Sweeney stated that he has reviewed the drawings and they are in compliance with the Association’s CCR’s and recommends that the Board approve them.

Mr. Sweeney made a motion that the Board approve the Construction Drawings dated March 22, 2016 for Lot 207 – 8720 Hopi Drive. Mr. Chambers seconded the motion and the motion carried unanimously.

Drawings were signed by the Board Members. Ms. Wilson has been instructed to keep one (1) set for our files and return two (2) sets to the homeowner.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that she has spoken with Bill Miller with the Army Corp of Engineers and we should have our permit within two (2) weeks.

Ms. Wilson will report back at the May Meeting

BUILDING HEIGHT COMMITTEE:

Mr. Gaipa reported that the committee has not met and there is nothing to report.

EXECUTIVE SESSION:

No Executive Session was held.

ADJOURNMENT:

The next Meeting date is May 2, 2016.

The Meeting adjourned at 6:50 pm.

Submitted by Recording Secretary, Heather Wilson