

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
May 2, 2016

CALL TO ORDER:

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
Secretary/Treasurer:	Kit Furnell	Lot 16
Board Members Present:	Gary Fahy	Lot 22
	Kathy Northcutt	Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197

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
Charlie Ward	Lot 227
Kim Harsch	Robert Gory Realty
Carla Faulkner	David Plunket Realty

ABSENT:

Mark Nicholls	Lot 169
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CALL TO PUBLIC:

No call to the public

MINUTES:

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

**BOOKKEEPER'S REPORT, PREPAID BILLS AND BILLS FOR APPROVAL
SUBMITTED BY SUE THOMSON:**

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

PREPAID BILLS:

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.		
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	
04/15/2016	7150	Buckskin Fire Dept.	Meeting	25.00
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		
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
				11,597.96

BILLS FOR APPROVAL:

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

FINANCIAL REPORTS:

Ms. Northcutt made a motion to approve the April 2016 **Balance Sheets**.

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

Ms. Ward made a motion to approve the April 2016 **Profit and Loss Statement**.

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

GENERAL MANAGER'S REPORT:

Mr. Chambers made a motion to approve the April 2016 **General Manager's Report**.

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

MARCH 2016 ANNUAL MEETING MINUTES:

Ms. Furnell made a motion to approve the **March 2016 Annual Meeting Minutes**. Mr. Sweeney seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Canal Address Signs:

Ms. Wilson reported that the special notices have gone out to the homeowners and that she has met with Steve from Signcraft and he is scheduled to start the installation of the canal signs on Tuesday May 17, 2016 and will finish up by Thursday May 19, 2016. Ms. Wilson also stated that Signcraft will be bringing a pontoon with him with two other employees to complete the project.

Lot 181 8801 Yaqui Loop:

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

Mr. Bolton's Property Access – Executive Session:

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

Entrance Stucco Wall and Sign:

Ms. Wilson reported that Signcraft has removed the sign from the wall and the sign has been sent in to be powder coated. Once the stucco work has been completed Signcraft will reinstall the sign. Sanger Construction will have the wall repaired and will re-stucco the wall the week of May 23rd. The stucco repair will be completed prior to Memorial Day Weekend.

Survey:

Ms. Wilson reported that she has been unable to get a response from the (2) two other survey companies that she has requested bids from. Mr. Baker made a motion that we proceed with the Robberson Survey bid in the amount of \$2,000.00 which is to include the pin markers in the street. Mr. Sweeney seconded the motion and the motion carried unanimously.

Mr. Sweeney requested that Ms. Wilson contact Robberson Survey and authorize them to proceed with the survey. Ms. Wilson will report back at the June Board meeting.

Camera and Recording System in Guard Shack:

Mr. Sweeney reported that the new video recording device has been installed and is operating.

Mr. Sweeney asked Ms. Wilson to not let anyone unplug any of the plugs that are located at the video recording area. Mr. Sweeney stated that he has a separate plug set up for the guards to use.

NEW BUSINESS:

72 Hour Parking Signs:

Ms. Wilson presented to the Board a sign that she would like to have installed at the four (4) parking spaces that are on the left hand side of the first bridge on Moovalya Drive. The sign reads as follows: 72 Hour Parking Limit Lake Moovalya Keys Residents and their accompanied guests only. Violators will be towed at owner's expense by "A Toe Truck" 500 Hopi Avenue, Parker, and AZ (928) 669-5600. Ms. Wilson reported that non residences of the Keys have been parking vehicles for long periods of time at these locations. Ms. Wilson reported that the signs are \$75.00 each plus installation.

Ms. Baker suggested that we black out the white lines and not allow parking at those areas period. Mr. Sweeney stated that it was not originally approved to put the white lines at those locations, but the General Manager at that time went ahead with the striping of those parking spaces.

Mr. Gaipa stated that we already have a shortage of parking as it is, and the thought of eliminating parking spaces is not going to solve our parking issues. Mr. Gaipa suggested that we proceed with the signs at the specified areas only.

Mr. Sweeney made a motion that we purchase four (4) 72 hour parking signs and have them installed at the parking spaces on the left hand side of the first bridge on Moovalya Drive. Mr. Baker seconded the motion and the motion carried unanimously.

Over Flow Parking Lot:

Mr. Gaipa suggested that maybe the Board would consider a new layout of the overflow parking lot with the possibility of creating more parking and allowing easier access.

Mr. Baker stated that this has been brought up in the past but never followed thru with.

Mr. Gaipa stated that he will draw up a proposed layout and present it to the Board at the June Board Meeting.

Lot 227 - Condition of Property Complaint:

Ms. Christie May Ward, homeowner of Lot 227 asked what the actual complaint was. Ms. Wilson replied that the complaints have been regarding the overall appearance of the property.

Ms. Wilson reported to the Board that there has been more than one complaint about the overall condition of Lot 227 and the length of time that it has been under construction with little progress as far as the overall appearance of the property.

Mr. Charlie Ward the homeowner of Lot 227, replied that there are three (3) phases to his construction project. Mr. Sweeney asked Mr. Ward what phase of construction is the house in, because there appears to be no progress. Mr. Ward replied that the construction project will be finished when the Building Department tells him it is finished.

Lot 227 - Condition of Property Complaint Continued:

Mr. Sweeney asked Mr. Ward when is the construction of the house moving forward per the plans that were approved some time ago.

Mr. Ward stated that he has been working on the inside improvements and when that is finished he will move to the outside.

Mr. Churchill stated that if a homeowner does not diligently pursue with the progress of a construction project, the association does have the authority to put time lines on the construction project, if necessary.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that she has received the Letter of Permission from the U.S. Army Corps of Engineers authorizing the harvesting and removal of the aquatic weeds from the canals.

Mr. Chambers suggested that we have our canals harvested between July and August when the weeds in the canals are overgrown. Mr. Chambers asked Ms. Wilson to check with Aquatic Harvesting's summer schedule and report back at the June Board Meeting.

Mr. Sweeney reported that we have a lot of logistics to be put into place prior to harvesting the weeds. Mr. Sweeney stated that we need to figure out how we are going to dispose of the weeds once they have been brought to the launch ramp. Mr. Sweeney also stated that the weight of the weeds could cost a fortune in dump fees and that maybe we should figure a way to let the weeds dry out prior to dumping.

Ms. Ward suggested that we get permission to haul the weeds down to Patria Flats, which is a county park and let the weeds dry out and then dump them. Ms. Ward also noted that Patria Flats has an area that the County stores other dump materials, and maybe they would consider letting us use it for a short period of time.

Mr. Sweeney requested that Ms. Wilson get a price for a roll-off dumpster and an hourly rate for a loader. Mr. Sweeney also requested that Ms. Wilson get a price from Mike's Contracting to use his loader and dump truck then haul it off to their Bone Yard until it dries out then dump them. Mr. Sweeney stated that he wants to talk with the owner of Aquatic Harvesting prior to any commitment. Ms. Wilson is to report back at the June Board 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. Mr. Churchill reported that there has been no response as of yet from Mr. Bolton.

ADJOURNMENT:

The next Meeting date is June 6, 2016.

The Meeting adjourned at 7:45 pm.

Submitted by Recording Secretary, Heather Wilson