

LAKE MOOVALYA KEYS
Board of Directors
Approved Annual Meeting
April 15, 2017

La Paz County Boating and Safety Training Room
Parker, AZ

CALL TO ORDER:

Tony Gaipa called the Regular Meeting of the Lake Moovalya Keys Board of Directors to order at 9:00 am.

PRESENT:

President:	Tony Gaipa	Lot 118
Secretary/Treasurer	Kit Furnell	Lot 16
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Mark Nicholls	Lot 169
	Jack Sweeney	Lot 197

OTHERS PRESENT:

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

	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164

MEMBERS PRESENT:

The sign in sheet of those present at the Annual Meeting is on file with the Association. Twenty (20) property owners were present at the meeting.

INTRODUCTIONS:

The property owners and meeting guests introduced themselves. The Board Members, Legal Counsel, Recording Secretary and General Manager introduced themselves to the membership.

MINUTES:

The minutes of the March 23, 2016 Annual Meeting were approved by the Board of Directors on May 2, 2016.

APPROVAL OF 2016 FINANCIAL REPORTS:

Homeowner reported that the Balance Sheet does not balance. Mr. Gaipa reported that we will have the accountant revisit the balance sheet and a new one will be mailed out with the July 1, 2017 statements.

APPROVAL OF 2016 FINANCIAL REPORTS CONTINUED:

Mr. Sweeney made a motion to approve the 2016 Financial Reports based on the revision required to balance the Balance sheet. Ms. Northcutt seconded the motion the motion carried unanimously.

NOMINATIONS FOR BOARD OF DIRECTORS:

None aside from listed on the ballot.

GUEST SPEAKERS:

Mr. Gaipa introduced the new Sheriff of the La Paz County Sheriff Department, Bill Risen.

Sheriff Bill Risen reported that La Paz County has thirty-two (32) sworn deputies that cover over 4,000 square miles, three (3) Boating and Safety officers and that La Paz County had the second highest number of OUI and DUI in the state of Arizona.

Sheriff Bill Risen reported that the La Paz County Sheriff does have jurisdiction in the Moovalya Keys when it comes to drunk drivers and reckless driving. Sheriff Bill Risen stated that the waterways of the Moovalya Keys are the jurisdiction of the La Paz County Sheriff and they will be enforcing the law.

Ms. Furnell asked Sheriff Bill Risen who we call when we need to report a problem in the canals or on the river. Sheriff Bill Risen said to call 911 or 669-2281.

PRESIDENT'S REPORT:

Canal Signage:

Mr. Gaipa reported that per the request of the Fire Department, the homes in the Moovalya Keys have their address posted on the canal side of the property. Mr. Gaipa stated that this will allow emergency services to identify a house from the canal side in case of an emergency.

Exit Gates and Railings on Bridges:

Mr. Gaipa reported that the exit and entrance gates have been painted along with the railing on all of the bridges.

New Buoys:

Mr. Gaipa reported that Jack Sweeney has so graciously installed new buoys at the upriver entrance to the canals and the downriver entrance to the canals. Mr. Gaipa stated that this is not an easy task and we appreciate Jack Sweeney volunteering to do the job.

New Security Video Recorder:

Mr. Gaipa reported that the video recorder in the guard shack stopped recording and a new video recording system was purchased and has been installed in the guard shack by Jack Sweeney, once again thank you Jack Sweeney for all the research and the installation of the equipment.

Mr. Sweeney reported that the new recording system has twice the storage that the old recorder had, and that it is capable of taking better pictures.

New Security Video Recorder Continued:

Mr. Sweeney reported that the new recorder can store footage for about forty-five days and that we are operating four (4) for the nine (9) cameras that are available, two (2) at each gate.

Community Email:

Mr. Gaipa reported that Ms. Wilson has created a community email list, so that we can notify homeowners when something is happening on the property. Mr. Gaipa encouraged homeowners to email Ms. Wilson at moovalyakeys@gmail.com so they can be added to the community email list.

HOA Dues:

Mr. Gaipa reported that that the Moovalya Keys has not had an increase in HOA dues in over twenty (20) years and that our operating costs over the years have gone up.

Mr. Gaipa reported that our ten year maintenance road plan for the streets within the Moovalya Keys is going to total over \$300,000.00. Mr. Gaipa reported that in 2018 we are going to have to slurry coat the streets.

Mr. Gaipa reported that currently our reserve account has approximately \$90,000.00 and in order to keep our financial status healthy, we needed to increase the HOA dues by 20%, which is \$10.00 per month.

Vegetation Management:

Mr. Gaipa reported that the Association will be purchasing Aquatic Harvesting rakes which will be made available to homeowners that want to remove the weeds that are in front of their dock. Mr. Gaipa stated that the cost to purchase any type of aquatic harvesting machine or hire an outside company, is too costly.

Homeowner asked if we were allowed to remove the weeds from the canals, that he was under the impression that it was against the law. Mr. Sweweny stated that we do have a permit from the Army Corp of Engineers that allows us to remove the weeds and that the permit is good for 5 years.

Mr. Nicholls stated that you are responsible to remove the weeds that you cut from the canal and dispose of them.

Mr. Gaipa stated if you let the weeds sink to the bottom of the canal, then next year you will have thicker weeds growing in front of your dock.

Landscape Beautification of Entrance:

Mr. Gaipa reported that the Association purchased five (5) pigmy palms and they have been planted at entrance to the Moovalya Keys.

OPEN DISCUSSION:

Suddenlink:

Homeowner reported that Suddenlink has installed their cable above ground and the cable runs across two properties on Yaqui Loop before it connects to the cable customer's house.

The Homeowner also reported that in order for Suddenlink to install the cable underground it was going to cost the homeowner \$1,000.00, therefore the homeowner has allowed the cable to be installed above ground. The concerned homeowner asked the Board they if we were going to allow Suddenlink to perform this type of installation.

Ms. Wilson reported that we actually have another above ground installation on Papago Loop that runs across three (3) properties before it reaches the cable customer's house.

Ms. Wilson reported that she has called Suddenlink numerous times, sent photos and emails regarding the installations with no response.

Mr. Gaipa reported that since the letters and photos have not been responded to, we are going to have to take a more aggressive approach. Ms. Wilson stated that she will get the issued resolved and will report back to the Board.

Flag Pole:

Homeowner asked if we could get the solar light that is on the flag pole either fixed or replaced. Ms. Wilson reported that she is in the process of getting a price to paint the flag pole and will get a price to replace the solar light for the Board to approve.

Community Directory:

Homeowner asked if we could get a community directory installed over by the mailboxes so homeowners can post information.

Mr. Gaipa asked Ms. Wilson to get information on a directory and report back to the Board.

Courtesy:

Homeowner asked if there was anything that we can do about homeowners washing their off road vehicles in the street and just leaving the mess.

Ms. Wilson reported that this is happening with quite a few homeowners along with homeowners not checking the perimeters of their property for dog poop before they leave.

Pets:

Homeowner asked what can be done about the people who leave their dogs unattended on their patios that bark until they come back. Ms. Wilson stated that it is one thing if a homeowner has a doggie door that their dog can go in and out of but to just leave their dogs out on the patio left to bark until they come back is not acceptable.

OPEN DISCUSSION CONTINUED:

Ms. Wilson reported that she will be sending out a Community Email touching on messes left in the street, dog poop and barking dogs.

Speed Pumps:

Homeowner reported that we do have issues with speeding and asked the Board if individual homeowners can out portable rubber speed bumps when they are at their property to get people to slow down.

Mr. Sweeney reported that individual homeowners cannot take it upon themselves to put out their own portable rubber speed bumps. However, homeowners are invited to come to the Board Meeting and make a proposal to have speed bumps on their street and to be prepared to talk about it.

Mr. Smith reported that about twenty (20) years ago, the Moovalya Keys did have speed bumps, but due the damage that they were causing to vehicles, boat trailers and boats, the homeowners voted to have them removed.

Homeowner stated that Mr. Smith has a great point before any speed bumps are installed that all homeowners should have the right to say whether or not they want to have speed bumps installed.

Mr. Nicholls reported that we do have Board meetings once a month and we invite homeowners to bring their thoughts and ideas to the Board meeting.

Mr. Sweeney reported that the monthly Board meetings are open to all homeowners and welcomes homeowners to attend the Board meetings and bring their concerns. Mr. Sweeney stated that the Board makes their decisions on managing and taking care of the Moovalya Keys at these monthly meetings.

ELECTION RESULTS:

President Tony Gaipa announced the election results with the following persons being elected to the Board:

<u>Name</u>	<u>Lot Number</u>	<u>Number of Votes</u>
Kit Furnell	Lot 16	40
Kathy Northcutt	Lots 73 & 102	40
Chuck Smith	Lots 103 & 104	35
Chuck Baker	Lots 116 & 117	41
Tony Gaipa	Lot 118	39
Chris Chambers	Lot 164	41
Mark Nicholls	Lot 169	36
Jack Sweeney	Lot 197	44
Bill Manderscheid	Lot 228	35

Total number of property owners that voted was Forty-Six (46)

ADJOURNMENT:

The Meeting adjourned at 10:30 am
Submitted by Recording Secretary, Heather Wilson