

LAKE MOOVALYA KEYS
Board of Director
Approved Regular Meeting Minutes
February 6, 2017

CALL TO ORDER:

President 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
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

VIA TELEPHONE:

OTHERS PRESENT:

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

ABSENT:

Chuck Baker	Lot 116/117
Jack Sweeney	Lot 197

GUESTS:

Kim Harsch	Robert Gory Realty
------------	--------------------

CALL TO PUBLIC:

No call to the public

MINUTES:

Ms. Northcutt made a motion to approve the January 2017 **Meeting Minutes**.
Mr. Nicholls seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION MEETING MINUTES:

Mr. Nicholls made a motion to approve the January 2017 **Executive Session Meeting Minutes**. Mr. Smith seconded the motion and the motion carried unanimously.

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

JANUARY PREPAID BILLS

Date	Num	Name	Memo	Amount
01/05/2017	7273	Global Gate Controls, Inc.	15 remotes	198.00
01/05/2017	7274	Republic Services (0032276)	Thanksgiving dumpster	297.09
01/05/2017	7275	Frontier	667-2840	67.89
		"	667-4484	66.24
01/06/2017	7276	Davis Building Supply	Lawn care	67.01
01/07/2017	EFT	MyFax Services	Virtual Fax Fee	10.00
			Usage fee for Board	
01/10/2017	7278	Buckskin Fire Dept. Law Office of John C.	Meeting	25.00
01/10/2017	7279	Churchill	Dec. HOA	137.50
		"	Dec. Bolton	1,897.50
01/10/2017	7280	Beaver Insurance Agency	ST Surety Bond	359.00
01/13/2017	7281	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy.	
		"	Advance	125.00
01/14/2017	EFT	Republic Services	3-0527-0040037	2,809.49
			732930287 &	
01/16/2017	7282	APS	589381281	1,680.19
01/21/2017	DEBIT	Banners on the Cheap	73512428	75.51
01/26/2017	EFT	Brooke Utilities, Inc.	53017-11860	170.73
01/26/2017	EFT	Harland Checks	Check Supplies	79.82
01/31/2017	7283	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy.	
		"	Balance	125.00
			January	
01/31/2017	7284	Otis Hall	Groundskeeping	750.00
01/31/2017	7285	Sue Thomson	Jan. Bookkeeping	1,250.00
		"	Postage	11.04
		"	Tax forms	12.00
				12,814.01

JANUARY BILLS FOR APPROVAL:

Advanced Mechanical & Plumbing #7853	\$ 200.00
Law Office of John C. Churchill (HOA January)	\$ 220.00
Law Office of John C. Churchill (Bolton January (invoices attached))	\$1,732.50

Ms. Ward made a motion to approve the January 2017 **Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

Mr. Nicholls made a motion to approve the January 2017 **Balance Sheets**. Ms. Northcutt seconded the motion and the motion carried unanimously.

PROFIT AND LOSS REPORT:

Ms. Northcutt made a motion to approve the January 2017 **Profit and Loss Statement**. Mr. Nicholls seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Smith made a motion to approve the January 2017 **General Manager's Report**. Ms. Furnell seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report:

Ms. Wilson reported that we currently have twelve (12) Lots in the Moovalya Keys that are under construction, varying from; new construction, garage additions, interior and exterior remodels. The Lots that are under construction are as follows: Lot 3, Lot 8, Lot 9, Lot 14, Lot 41, Lot 56, Lot 120, Lot 169, Lot 199, Lot 207, Lot 224 and Lot 227.

Ms. Wilson reported that Lot 14 has requested that their construction deposit be refunded, however they are not 100% complete with the work, so the deposit has not been refunded.

Mr. Gaipa requested to have his construction deposit transferred to Lot 120 – 8711 Papago Loop and asked Ms. Wilson to notify the bookkeeper, Sue Thomson.

Ms. Furnell questioned the completion of the painting of the house at Lot 210 - 8748 Hopi and requested that Ms. Wilson reach out to the homeowner and ask them if they would complete the painting. Ms. Wilson will report back.

Lot 181 - 8801 Yaqui Loop:

Ms. Wilson reported that Mr. Hall has not made any progress and that she has been in contact with the La Paz County Building Department. Ms. Wilson stated that the Building Department informed her that they will be out to re-inspect the property.

Mr. Gaipa stated that the Board will wait until we hear back from the La Paz County Building Department before we move forward. Ms. Wilson will report back at the next meeting.

VDMA Parking:

Letters to Property Owners has been put on hold.

COMMUNITY EMAIL:

Ms. Wilson reported that she has sent out the first "Community Email" which notified the community about the "Community Yard Sale" that is taking place in February. Ms. Wilson stated that she has had very positive feedback from the homeowners.

SINK HOLES:

Lot 4 - 8782 Moovalya:

Ms. Wilson reported that she has received a bid from Nelson digging to repair the asphalt at the sink hole area and that she is waiting for Board approval.

Ms. Wilson stated that the sink hole at 8742 Moovalya has been filled with pea gravel for the meantime.

Yaqui Loop Bridge Sink Holes:

Ms. Wilson reported that Steve Stanton Construction has filled the two (2) sink holes at the bridge with a two sack concrete which took about 1-1/2 yards total and the project has been completed.

Palm Trees at Entrance:

Ms. Wilson reported that there has not been a good selection of palm trees at this time to purchase and that she wanted to wait until March when there is a better selection of trees. Ms. Wilson will report back at the next meeting.

NEW BUSINESS:

ANNUAL MEETING:

Ms. Wilson presented to the Board the **“2017 Annual Meeting Agenda”** for approval.

Ms. Ward made a motion to approve the proposed **“2017 Annual Meeting Agenda”** as written, but to not distribute it until after the March Board meeting. Ms. Northcutt seconded the motion and the motion carried unanimously.

Ms. Wilson presented to the Board the **“2017 Annual Meeting Special Notice”**.

Mr. Smith made a motion to approve the **“2017 Annual Meeting Special Notice”** as written. Mr. Nicholls seconded the motion and the motion passed unanimously.

APPROVAL OF THE 2017-2018 BOARD OF DIRECTORS BALLOT:

Ms. Wilson presented to the Board the proposed **“2017-2018 Board of Director’s Ballot”** for approval.

Ms. Wilson reported that a **“Special Notice”** was posted on the website in January notifying homeowners that may want to serve on the 2017-2018 Board to submit their letter of interest and bio by March 15, 2017. Ms. Wilson reported that she has had no response.

Ms. Ward reported that the current Ballot reads, vote for no more than ten (10) people and asked the Board if we can go back to a nine (9) person Board.

Mr. Churchill stated that as long as we have at **least** five (5) Board members and no **more** than eleven (11) Board members serving on the board, we will be in compliance with the bylaws.

Ms. Ward made a motion to approve the **“Ballot”** to read **“vote for no more than (9) people”**. Ms. Northcutt seconded the motion and the motion carried unanimously.

NEW BUSINESS CONTINUED:

ANNUAL MEETING CONTINUED:

Ms. Wilson presented to the Board the “**Annual Meeting Notice**” for approval.

Mr. Chambers made a motion to approve the “**Annual Meeting Notice**” as written. Mr. Nicholls seconded the motion and the motion carried unanimously.

2016 FINANCIALS AND 2017 BUDGET:

HOA DUES:

Mr. Churchill stated that if the Board increases the HOA dues **no more** than 20%, the Board has the authority to vote among themselves, as long as there is a quorum.

Mr. Churchill also stated that if the HOA dues increase **exceeds** 20%, then the Board is required to send out a special notice and give all property owners the opportunity to vote on a HOA dues increase.

Mr. Smith asked the Board, when was the last time that the dues were raised. Mr. Chambers stated that he has been a property owner for twenty-four (24) years and there has not been an increase in the dues.

Mr. Gaipa asked Ms. Wilson if she was able to get any cost savings from Republic Waste.

Ms. Wilson reported that starting on February 25, 2017, the dumpsters will be on a “**winter schedule**”, which is emptying the dumpsters once a week, versus twice a week until the first of May. Then we will go back to the “**summer schedule**” which is a twice a week service. Ms. Wilson reported that this will be about a \$1,200.00 month cost savings.

Mr. Gaipa asked that the Board take a close look at the expenses, so that at the March Board meeting, the “2017 Budget” can be approved and ready for distribution to property owners.

Mr. Gaipa asked Ms. Wilson to make arrangements have Sue Thomson, the Bookkeeper present at the March Board meeting to answer any questions that the Board may have prior to approving the Budget.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that she has been looking into alternate options for the canal weed management and suggested that the Association purchase the Aquatic Harvesting rake and have it available for the individual homeowners that are concerned about the weeds that are in front their private dock. Ms. Wilson stated that she will look into an outside source for the removal and haul away of the weeds that property owners can hire on their own behalf.

Mr. Gaipa asked Ms. Wilson to research the costs of the Aquatic Rakes and report back at the next meeting.

BUILDING HEIGHT COMMITTEE:

Building Height Committee has not met.

EXECUTIVE SESSION:

7:00 Executive Session is now in session.

Bolton Property:

Mr. Churchill stated that he still has not heard back from the Title Company and that we are waiting for the Title Report.

EXECUTIVE SESSION CONTINUED:

VDMA Property Lines/Parking:

Mr. Churchill reported that we are going to table this issue at this time.

7:20 Regular Meeting is back in session

The next Meeting date is March 6, 2017.

The Meeting adjourned at 7:23 pm.

Submitted by Recording Secretary, Heather Wilson