

**LAKE MOOVALYA KEYS**  
**Board of Director**  
**Approved Meeting Minutes**  
**July 3, 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
Vice President	Mark Nicholls	Lot 169
Secretary/Treasurer	Kit Furnell	Lot 16
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

**VIA TELEPHONE:**

**OTHERS PRESENT:**

General Manager/ Recording Secretary:	Heather Wilson	Lot 166
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**ABSENT:**

Legal Counsel:	John C. Churchill	Lot 153 and Lot 154
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116/117

**GUESTS:**

Kaye Bozeman	Lot 61
Carl Bozeman	Lot 61
Fabio Gaipa	Lot 120
Kim Harsch	Robert Gory Realty
Carla Faulkner	David Plunkett Realty

**CALL TO THE PUBLIC:**

Kay and Carl Bozeman homeowner of Lot 61 attended the meeting to contest a parking citation that was issued for a vehicle that was parked over the white line on their property. The board stated when you are over the white line you are over the white line and denied their request to dismiss the citation.

**MINUTES:**

Mr. Sweeney made a motion to approve the June 2017 **Meeting Minutes**. Mr. Nicholls seconded the motion and the motion carried unanimously.

**EXECUTIVE SESSION MINUTES:**

Mr. Sweeney made a motion to approve the June 2017 **Meeting Minutes**. Mr. Nicholls seconded the motion and the motion carried unanimously.

**BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:**

Mr. Manderscheid made a motion to approve the June Bookkeepers Report, Prepaid Bills and Bills for approval. Ms. Furnell seconded the motion and the motion passed unanimously.

**JUNE PREPAID BILLS FOR APPROVAL:**

<b>Date</b>	<b>Numb</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
06/07/2017	DEBIT	MyFax Services	Virtual Fax Fee	10.00
06/08/2017	7342	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
06/08/2017	7343	PJ's Landscaping & Maintenance	1 Pigmy Palm & planting	475.00
06/08/2017	7344	Swisher Electrical Services LLC	Solar flag pole light	200.00
06/08/2017	7345	NetServeOnSite	New File Server Installation	250.00
06/08/2017	7346	Desert Dominion Security	Memorial Day Weekend	660.40
06/08/2017	7347	Law Office of John C. Churchill	May HOA	82.50
		"	May Bolton	1,837.50
		"	May Robeson Collection	275.00
06/08/2017	7348	Auto-Owners Insurance	Liability/Property & Umbrella	2,717.39
06/08/2017	7349	Frontier	667-2840	71.05
		"	667-4484	68.61
06/08/2017	7350	Davis Building Supply	Cleaning supplies	21.90
		"	Pressure hose & solar battery	59.22
06/09/2017	7351	Havasu Sweeping	Street sweeping	440.00
06/14/2017	DEBIT	Republic Services	3-0527-0040037	2,968.30
06/14/2017	DEBIT	Jenlis Inc.	Aquatic Weed Removal Tools	304.90
06/14/2017	7352	Desert Dominion Security	Tube Float weekend	508.00
06/14/2017	7353	Mike's Contracting, Inc.	Entrance boulders	350.00
06/14/2017	7354	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
06/19/2017	7355	NetServeOnSite	Annual web maintenance	360.00
06/19/2017	7356	Desert Dominion Security	Father's Day weekend	381.00
06/20/2017	7357	Postmaster	Stamps	147.00
06/22/2017	DEBIT	APS	6125100000	1,577.69
06/22/2017	DEBIT	APS	6276651000	90.40
06/26/2017	DEBIT	Brooke Utilities, Inc.	53017-11860	301.27
06/28/2017	7358	Desert Dominion Security	6/23/17	177.80
06/30/2017	7359	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
06/30/2017	7360	Otis Hall	June Groundskeeping	750.00
06/30/2017	7361	Sue Thomson	June Bookkeeping	1,250.00
		"	Postage	9.80
				<b>19,219.73</b>

**BILLS FOR APPROVAL:**

Law Office of John C. Churchill (HOA June)	\$220.00
Law Office of John C. Churchill (Bolton June)	\$302.50

**FINANCIAL REPORTS:**

**BALANCE SHEET:**

Mr. Sweeney made a motion to approve the June 2017 **Balance Sheets**.  
Mr. Manderscheid seconded the motion and the motion carried unanimously.

**PROFIT AND LOSS REPORT:**

Mr. Chambers made a motion to approve the June 2017 **Profit and Loss Statement**.  
Ms. Furnell seconded the motion and the motion carried unanimously.

**GENERAL MANAGER’S REPORT:**

Mr. Sweeney made a motion to approve the June 2017 **General Manager’s Report**.  
Mr. Manderscheid seconded the motion and the motion carried unanimously.

**OLD BUSINESS:**

**Construction Progress Report:**

Ms. Wilson reported that we currently have nine (9) 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 14, Lot 41, Lot 56, Lot 101, Lot 199, Lot 207, Lot 224, Lot 227 and Lot 232.

Ms. Wilson reported that the construction has been completed on Lot 169, Lot 230 and that she will have Sue Thomson refund the property owners their construction deposit.

**Lot 181 - 8801 Yaqui Loop:**

Ms. Wilson reported that she has written a final demand letter which has been sent out to the Board for Board approval prior to mailing out. The Board asked that before mailing the letter out to be sure that Mr. Churchill reviews it. Ms. Wilson also stated that the Halls will be receiving a citation for every day that the work is not completed.

Ms. Wilson will report back at the next meeting.

**Brooke Utilities Billing:**

Ms. Wilson reported that she has not been successful with Brooke Utilities in getting our clean-up bills back in February and March paid. Ms. Wilson reported that she will send them another email and make another phone call.

Mr. Sweeney stated that we have not been able to get them to pay clean-up bills in the past and that it is very difficult to get them to respond.

Ms. Wilson will report back at the next meeting.

**Prospective Buyer’s Package:**

Ms. Wilson reported that Mr. Churchill has reviewed the “Prospective Buyers” package cover letter and that she has implement the changes that Mr. Churchill requested.

**Prospective Buyer's Package Continued:**

Ms. Wilson reported that the electronic "Prospective Buyer's" package is complete and will be sent out within days (10) days of receipt of the HOA demand from the escrow company and that the signed document needs to be received backed from the prospective buyer within fourteen (14) days.

**2018 Street Improvements:**

Ms. Wilson reported that she has spoken with T and C and that at this time they are planning on attending our next meeting in September and if there is any change they will let Ms. Wilson know.

Ms. Wilson reported that she is in the process in collecting bids for street striping and that she will report back at the next meeting.

**EXECUTIVE SESSION:**

No executive Session

The next board meeting date is September 11, 2017.

Meeting adjourned at 6:20 PM

Submitted by Recording Secretary, Heather Wilson