

LAKE MOOVALYA KEYS
Board of Director
Approved Regular Meeting Minutes
March 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
Secretary/Treasurer	Kit Furnell	Lot 16
	Chuck Smith	Lot 103 and Lot 104
	Chris Chambers	Lot 164
	Chuck Baker	Lot 116/117
	Jack Sweeney	Lot 197

VIA TELEPHONE:

Kathy Northcutt	Lot 73 and Lot 102
Mark Nicholls	Lot 169

OTHERS PRESENT:

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

ABSENT:

Vice President	Christie May Ward	Lot 227
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GUESTS:

CALL TO PUBLIC:

No call to the public

MINUTES:

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

EXECUTIVE SESSION MEETING MINUTES:

Mr. Smith made a motion to approve the February 2017 **Executive Session Meeting Minutes**. Ms. Furnell seconded the motion and the motion carried unanimously.

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

FEBRUARY PREPAID BILLS:

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
02/07/2017	EFT	MyFax Services	Virtual Fax Fee	10.00
02/07/2017	7286	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
02/07/2017	7287	Advanced Mech & Plumbing	Camera sink hole on Yaqui Loop bridge	200.00
02/07/2017	7288	Law Office of John C. Churchill	Jan. HOA	220.00
		"	Jan. Bolton	1,732.50
02/07/2017	7289	Republic Services	3-0527-0032356	369.23
02/07/2017	7290	Frontier	667-2840	67.62
		"	667-4484	65.97
02/07/2017	7291	CopperPoint Mutual	Worker's Comp installment	366.33
02/09/2017	7292	Steve Stanton Construction	Open up sink holes at Yaqui bridge & slurry	607.30
02/14/2017	EFT	Republic Services	3-0527-0040037	2,408.16
02/14/2017	7295	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
02/14/2017	7293	Desert Dominion Security	12/30 & 12/31/16	457.20
02/14/2017	7294	APS	732930287 & 589381281	1,624.84
02/22/2017	7296	Desert Dominion Security	Race Weekend	406.40
02/25/2017	DEBIT	Brooke Utilities, Inc.	53017-11860	149.69
02/28/2017	7297	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
02/28/2017	7298	Otis Hall	February Groundskeeping	750.00
02/28/2017	7299	Sue Thomson	Feb. Bookkeeping	1,250.00
		"	Postage	6.11
				13,566.35

Law Office of John C. Churchill (HOA February) \$ 192.50
 Law Office of John C. Churchill (Bolton February) \$3,220.00

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

FINANCIAL REPORTS

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

PROFIT AND LOSS REPORT:

Mr. Smith made a motion to approve the February 2017 **Profit and Loss Statement**. Mr. Sweeney seconded the motion and the motion carried unanimously.

2016 FINANCIALS

Mr. Sweeney made a motion to approve the **2016 Financials**. Ms. Furnell seconded the motion and the motion carried unanimously.

2017 BUDGET:

Mr. Sweeney made a motion to approve the **2017 Budget**. Ms. Furnell seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Smith made a motion to approve the February 2017 **General Manager's Report**. Mr. Sweeney 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 she has reached out to the homeowner of Lot 210 8748 Hopi Drive regarding the completion of the painting of the house and the homeowner has advised her that the entire house will be repainted in October.

Lot 181 - 8801 Yaqui Loop:

Ms. Wilson reported that Mr. Hall has not made any progress and that she is still waiting to hear back from the La Paz County Building Department.

Mr. Gaipa reported 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.

Beautification of Entrance:

Ms. Wilson asked for the Board's approval to plant (4) large pigmy palms in the island, spacing them out so that they are planted inside and outside the gate.

Ms. Wilson also asked for the Board's approval to place a large boulder inside the gate at the end of the island. Ms. Wilson stated that the boulder will stop people from running over the island, which causes breakage in the irrigation system and damage to the island.

Mr. Chambers made a motion to approve **Two Thousand Dollars (\$2,000.00)** for the beautification of the entrance as Ms. Wilson stated above. Mr. Sweeney seconded the motion and the motion carried unanimously.

VDMA Parking:

Letters to Property Owners has been put on hold.

OLD BUSINESS CONTINUED:

Sink Hole:

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 also reported that the hole has been filled with pea gravel for the meantime.

Community Yard Sale:

Ms. Wilson reported that the “Community Yard Sale” was a success and that there were sixteen (16) homeowners that participated.

Annual Meeting:

Ms. Wilson presented to the Board the **“2017 Annual Meeting Agenda” and the “2017-2018 Board of Director’s Ballot”** for final review before distribution.

The Board agreed to move forward with the 2017 Annual Meeting Agenda and the Board of Directors Ballot.

HOA Dues

Mr. Baker suggested that rather than raise the dues, the Board should consider charging the short term rental houses an annual fee to make up for the additional costs in security and trash.

Mr. Smith stated that in 2018 the streets are due for slurry coating and we need to be financially prepared for that expense.

Mr. Sweeney reported that it is the Board’s obligation to maintain a stable financial status and that after the expense of the 2018 street slurring, our reserve account will be lower than it ever has been before. Mr. Sweeney requested that the dues be increased Ten Dollars (\$10.00) per month, which is a ten percent (10%) increase.

Mr. Smith made a motion to increase the dues by **ten dollars (\$10.00 per month)** effective **July 1, 2017**. Mr. Sweeney seconded the motion. Mr. Baker opposed the motion and the motion passed.

NEW BUSINESS:

Lot 56 – 8772 Apache Loop Plans for Approval

Mr. Sweeney presented to the Board the construction drawings for Lot 56 – 8772 Apache Loop for approval.

Mr. Sweeney reported that the plans are in compliance with the CCR’s and made a motion that the Board approve the drawings as submitted. Mr. Chambers seconded the motion and the motion passed unanimously.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that she has nothing to report at this time and will report back at the next meeting.

BUILDING HEIGHT COMMITTEE:

Mr. Gaipa reported that the Building Height Committee has not met in over a year and requested to have the “Building Height Committee agenda item” removed from the agenda. The Board was in agreement with Mr. Gaipa’s request, so it will be dropped from the agenda.

EXECUTIVE SESSION:

6:55 Executive Session is now in session.

7:10 Regular Meeting is back in session

The next Meeting date is April 3, 2017.

The Meeting adjourned at 7:13 pm.

Submitted by Recording Secretary, Heather Wilson