

**LAKE MOOVALYA KEYS**  
**Board of Director**  
**Approved Regular Meeting Minutes**  
**May 1, 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
Secretary/Treasurer	Kit Furnell	Lot 16
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

**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:**

Vice President	Mark Nicholls	Lot 169
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**GUESTS:**

Robert Gory	RGR Realty
Kim Harsch	RGR Realty
Carla Faulkner	David Plunket Realty

**INSTALLATION OF OFFICERS:**

**President:**

Mr. Sweeney made a motion that **Mr. Tony Gaipa** be nominated as the **President** for the 2017-2018 Board of Directors. Ms. Furnell seconded the motion and the motion passed unanimously.

**Vice President:**

Mr. Manderscheid made a motion that **Mr. Mark Nicholls** be nominated as the **Vice President** for the 2017-2018 Board of Directors. Mr. Chambers seconded the motion and the motion passed unanimously.

**Secretary Treasurer:**

Mr. Chambers made a motion that **Ms. Kit Furnell** be nominated as the **Secretary/Treasurer** for the 2017-2018 Board of Directors. Mr. Sweeney seconded the motion and the motion passed unanimously.

**CALL TO PUBLIC:**

Mr. Bob Gory, who is the listing agent of the Bolton Property that is for sale located just adjacent to the Moovalya Keys, was asked by the Owner of the property, Mr. Bolton, to present to the Board of Directors of the Moovalya Keys, the idea to entertain of the possibility of the Moovalya Keys purchasing all or a portion of his property.

Mr. Gory reported that there is 4-1/2 acres of land and 30’ of river front property. Mr. Gory stated that the property is zoned for residential use and if the Moovalya Keys has any interest in purchasing all or any portion of the Bolton Property, to contact Bob Gory

**MINUTES:**

Mr. Manderscheid made a motion to approve the April 2017 **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:**

**APRIL PREPAID BILLS FOR APPROVAL**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
04/04/2017	7319	Otis Hall	Papago Loop Cleanup/water break	140.00
04/04/2017	7320	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
04/04/2017	7321	Frontier	667-2840	67.62
		"	667-4484	65.18
04/04/2017	7322	Law Office of John C. Churchill	March HOA	275.00
		"	March Bolton	1,405.50
04/05/2017	7323	J & J Business Services	Envelopes	142.36
04/05/2017	7324	PJ's Landscaping & Maintenance Inc.	4 Pigmy Palms & planting	1,900.00
04/06/2017	DEBIT	PoopBags.US	6000 doggie bags	199.50
04/07/2017	DEBIT	MyFax Services	Virtual Fax Fee	10.00
04/10/2017	DEBIT	CampgroundSigns.com	Hopi Dr. STOP sign	134.95
04/14/2017	DEBIT	Republic Services	3-0527-0040037	273.14
04/14/2017	7325	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
04/18/2017	7326	APS	6125100000 & 6276651000	1,623.51
04/18/2017	7327	Buckskin Sanitary District	3 Area Assessments	1,285.98
04/22/2017	DEBIT	Brooke Utilities, Inc.	53017-11860	165.66
04/27/2017	7328	CopperPoint Mutual	Worker's Comp (1 of 4)	607.90
04/28/2017	7329	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
04/28/2017	7330	Otis Hall	April Groundskeeping	750.00
04/28/2017	7331	Sue Thomson	April Bookkeeping	1,250.00
		"	Postage	9.80
				<b>13,181.10</b>

**BILLS FOR APPROVAL:**

Law Office of John C. Churchill (HOA April)	137.50
Law Office of John C. Churchill (Bolton April) (invoices attached)	1,700.00

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

**FINANCIAL REPORTS:**

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

**PROFIT AND LOSS REPORT:**

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

**GENERAL MANAGER’S REPORT:**

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

Ms. Furnell asked for clarification of the Republic Waste incentive bonuses given to their drivers.

Ms. Wilson reported that Republic Services is now offering their drivers incentive bonuses to report all tonnage overages on their routes. Ms. Wilson stated that in the past the Moovalya Keys has not been charged for any tonnage overages, but we will see the additional charges for tonnage overages in the future.

Ms. Wilson reported that last summer there were numerous times when the trash had been overflowing to the point that the driver had had to come back after he emptied his truck, to pick up more trash. Ms. Wilson stated that the driver will now be reporting the additional pickup and tonnage, which we will be charged for.

**OLD BUSINESS:**

**Construction Progress Report:**

Ms. Wilson reported that we currently have thirteen (13) 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, Lot 225 Lot 227 and Lot 230.

**Construction Progress Report:**

Ms. Wilson reported that the homeowner of Lot 14 has requested that the deposit on his property be refunded. Ms. Wilson stated that the project is not complete, that the concrete walk ways on both side of the property have not been poured and it looks unfinished. Ms. Wilson presented photos of the project to the Board.

The Board agreed to **not** refund the deposit until the project is 100% complete.

**OLD BUSINESS CONTINUED:**

**Lot 181 - 8801 Yaqui Loop:**

Ms. Wilson reported that the Halls have made very little progress and that she has spoken with the La Paz County Building Department and they told her that the Halls property is on their list and they will get back with her.

Ms. Wilson presented to the Board photos of the Halls property. Ms. Wilson reported that the Halls still have not removed the wood posts from the old skirting that was removed on the canal side of the property, nor has new skirting been installed. Ms. Wilson also reported that the Halls have not painted the concrete surfaces of the dock and dock walls.

Mr. Sweeney stated that the Halls have not completed the removal of the deck, that the old posts from the old deck that was removed are still there and need to be removed and new skirting needs to be installed. Mr. Sweeney also stated that now the deck is gone two (2) exit doors now open to a 4' drop with no landing.

Mr. Sweeney reported that the Halls need to complete the removal of the deck, which includes the removal of the posts that are sticking out, install new skirting and staircases/landings to exit doors. Mr. Sweeney stated that Halls need to finish the home improvements so that it is code compliant and presentable.

The Board agreed to send the Halls another letter instructing them to remove the old posts that were left behind from the old deck, provide skirting, paint the concrete surfaces on the canal side of the property, and replace the landing/staircases on both side of the house so that the house is code compliant.

The Board instructed Ms. Wilson to send the Halls another letter notifying them of the work that needs to be completed within thirty (30) days, along with a citation for non-compliance. Ms. Wilson will report back at the next meeting.

**Beautification of Entrance:**

Mr. Gaipa reported that the beautification of the entrance is now complete. We have five (5) new pigmy palms planted and the decorative boulders will be delivered next week.

**Aquatic Harvesting Rakes:**

Mr. Gaipa reported that the Association will be purchasing Aquatic Rakes that are used to remove the weeds from the canal, which will be made available to the homeowners.

Ms. Wilson reported that she will have the literature of the Aquatic Harvesting rakes to present at the next Board Meeting for Board approval.

**NEW BUSINESS:**

**Brooke Utilities Billing:**

Ms. Wilson reported that she has billed Broke Utilities for the last two (2) clean ups due to water breaks that were caused by Brooke Utilities, but we have yet to receive payment. Ms. Wilson will follow up on the billing and report back at the next meeting.

**NEW BUSINESS CONTINUED:**

**Solar Lighting in Overflow Parking Lot:**

Mr. Gaipa reported that a homeowner at the Annual Meeting had requested that we install solar lighting in the overflow parking lot.

Ms. Wilson reported that she contacted APS and asked them if we could strap solar lights to their light poles that are in the overflow parking lot. Ms. Wilson stated that APS will not allow solar lights being attached to their poles.

Mr. Gaipa suggested that the Board consider that when we are doing our street improvements next year that we dig a trench and run conduit so that we are able to have power in the overflow parking lot. Mr. Gaipa stated that solar lights may not light up the parking lot enough to make a difference.

The Board was in agreement to not install solar lighting in the overflow parking lot at this time.

**Flag Pole:**

Ms. Wilson asked for the Board's approval to paint the flag pole and install a new solar light on the flag pole. Ms. Wilson stated it would cost One Hundred Fifty Dollars (\$150.00) to paint the flag pole and Two Hundred Dollars (\$200.00) for a new solar light.

Mr. Sweeney made a motion to approve **One Hundred Fifty Dollars (\$150.00)** for the painting of the **flag pole** and **Two Hundred Dollars (\$200.00)** for a new **dusk to dawn solar light** for the flag pole. Ms. Furnell seconded the motion and the motion carried unanimously.

**Community Bulletin Board:**

Mr. Gaipa reported that a homeowner at the Annual Meeting requested that we install a community bulletin board at the mailbox area.

Mr. Baker was concerned about what is going to be posted on the bulletin board and who will monitor what is allowed to be posted on the bulletin board.

Mr. Baker made a motion to not provide a community bulletin board. Mr. Sweeney seconded the motion and the motion passed unanimously.

**2018 Street Improvements:**

Mr. Gaipa reported that the Board has received the pricing options for the street maintenance and asked that the Board members to review the information for discussion at the next meeting.

Mr. Sweeney stated that we need to take into consideration the restriping of the streets when budgeting the street maintenance.

The Meeting adjourned at 6:40 pm for Executive Session

Executive Session adjourned at 7:05 PM

7:05 Regular Meeting is now back in session.

**EXECUTIVE SESSION:**

**Bolton Property:**

Mr. Sweeney made a motion to reject the proposal from Mr. Bolton's attorney as stated in the executive session, but to leave the door open for negotiation. Mr. Baker seconded the motion and the motion carried unanimously.

Meeting adjourned at 7:10 PM

The next Meeting date is June 5, 2017.

Submitted by Recording Secretary, Heather Wilson