

LAKE MOOVALYA KEYS
Board of Directors
Approved Annual Meeting
March 31, 2018

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.

INTRODUCTIONS:

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

PRESENT:

President:	Tony Gaipa	Lot 118
Vice President	Mark Nicholls	Lot 169
Secretary/Treasurer	Kit Furnell	Lot 16
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

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
	Chuck Baker	Lot 116/117

MEMBERS PRESENT:

Ann Harriman	Lot 13
Gary Fahy	Lot 22
JoAnn Van Anrooys	Lot 30
Jody Lay	Lot 32
Linda Lay	Lot 32
Chuck Manos	Lot 53
Marlene Manos	Lot 53
Lori Coon	Lot 54
Richard Fevurly	Lot 79
Tom Harris	Lot 80
Gabbi Christian	Lot 94
Christopher Christian	Lot 94

MEMBERS PRESENT CONTINUED:

Don Alexander	Lot 115
Donna Alexander	Lot 115
Bell Hamish	Lot 121
Doug Kashuba	Lot 122
Larry Santoro	Lot 134
Lori Auman	Lot 137
Kevin Auman	Lot 137
Steve Barrett	Lot 138
Gerald Vesely	Lot 144
Steve Catlin	Lot 177
Robbie Kaufman	Lot 180
Richard Arnold	Lot 191

MINUTES:

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

APPROVAL OF 2017 FINANCIAL REPORTS:

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

APPROVAL OF 2018 BUDGET:

Mr. Chambers made a motion to approve the **2018 Budget**. Mr. Sweeney seconded the motion the motion carried unanimously.

VOTING – BALLOTS

Mr. Gaipa announced that the counting of the 2018-2019 Board of Directors Ballots is now underway asked that all ballots be turned in at this time.

PRESIDENT’S REPORT:

HOA Dues

Mr. Gaipa Reported that the HOA Dues have been \$50.00 per month for the past twenty years or so and that over time the operating expenses have increased, therefore the Board felt in order to maintain a healthy financial position, the dues needed to be increased to \$60.00 per month.

Mr. Gaipa reported that our current financial position is stable and that we are rebuilding the reserve account with the HOA dues increase.

PAST PROJECTS:

Completed Projects

Mr. Gaipa reported that the following projects that have been completed:

- Re-Designing and Rebuilding of the entrance wall, due to a visitor backing into the wall. (paid with insurance claim monies)
- New Signage on the entrance wall.
- Painting of the flag pole
- Painting of the entrance and exit gates

PAST PROJECTS CONTINUED:

Road Maintenance

Mr. Gaipa reported that the road maintenance has not been completed and that next spring the roads will be seal coated to give the roads that finished smooth appearance.

Mr. Gaipa reported that the road maintenance is two a step process and the first process is to prep the road and apply two (2) coats of slurry and that once the slurry has settled and compacted (90 day curing time) then next spring the roads will be seal coated. Mr. Gaipa also reported that the seal coating not only seals the slurry, but it gives that smooth painted finished look.

Mr. Alexander Lot 115 asked Mr. Gaipa when will T and C will be coming back to repair the tire divots that are throughout the streets.

Mr. Gaipa reported that the scuffing and the divots are due to large trucks, trailers and razors making tight turns on our narrow streets, and that unfortunately there is nothing that we can do about it, except deal with it.

Mr. Gaipa reported that a lot of the scuffing will go away over time, but T and C will be returning at the end of April to repair any damage to the roads that has occurred during the ninety (90) day curing time.

Mr. Gaipa reported that our roads are not built to today's standards, even when they were built back twenty (20) years ago it was required that four inches of decomposed granite be laid on top of compacted native soil, and then the two inches of asphalt is laid and rolled on top of the decomposed granite.

Mr. Gaipa stated that back in our forefather days, twenty (20) or so years ago, the streets of the Moovalya Keys did not get the four inches of decomposed granite laid on top of the native soil that the two inches of asphalt was laid directly on top of the native soil, and that is why twenty (20) years later we are dealing with the issues that were caused twenty (20) years ago.

Mr. Gaipa reported that we have two (2) choices, either keep on maintaining the streets or remove all of the asphalt completely and install new asphalt through our the property, but that would cost a lot of money, so we keep them maintained.

Mr. Knusha asked the Board about all of the hairline cracks that have already surfaced and that he is concerned about the moisture that gets under the cracks which deteriorates the surface of the streets.

Mr. Sweeney reported that is why whenever we seal coat the streets, we fill all of the cracks prior to the seal coating and that due to the fact that we have two inches of blacktop sitting on native soil, it is going to continue to crack and that the slurry coating is going to continue to crack.

PAST PROJECTS CONTINUED:

Road Maintenance Continued

Mr. Sweeney stated that the Moovalya Keys is basically built on top of mud puddles and that whatever the water level is that you see in the canal is basically the water level that is underneath the entire Moovalya Keys, so the ground continuously moves and we are going to continuously have cracks in the roads and that is why we have twenty (20) year a maintenance program to try to keep our streets intact.

Mr. Harris Lot 80 asked the Board how often do we slurry coat. Mr. Sweeney stated that there are two processes. Seal Coating and Slurry Coating and that we have not slurry coated the streets in over ten (10) years.

Mr. Christian Lot 94 asked the Board if we were anticipating all of the scuffing and that in some areas the street is actually torn apart. Mr. Sweeney stated that we were actually told by the asphalt company that the razors, big truck with the big tires and all of trailers that pass through our streets is going to have a big effect on the new double layer of slurry and that over time most of the scuffing is going to go away just by driving over the streets, but any real damage will be repaired when the Seal Coating is done next year.

Mr. Alexander Lot 115 asked the Board if the project was bid out, that the first time he heard about any slurry coating is when he received his flyer about the streets been slurry coated and he could not find anything where it was approved by the Board to spend over \$100,000.00 of our money.

Mr. Sweeney reported that yes this project was bid out and that the bids are submitted based on a twenty (20) year maintenance program. Mr. Sweeney also reported that we have monthly Board Meetings and that we have been discussing the slurry project for over a year now and invited homeowners to attended Board Meeting meetings, so they can be kept informed.

Painting of the White Lines

Mr. Catlin Lot 177 asked who did the pre-measuring of the existing white lines because they are not the same as they were before.

Mr. Sweeney stated that the white lines were not created to allow additional parking, they were created so that emergency vehicles can get down the streets. Mr. Sweeney also stated that a lot of time was spent on pre-measuring the streets, and that every effort was taken to repaint the white lines just as they were last time and that yes they are not actually the same as they were before, some people may have gotten six inches less and some people may have gotten six inches more, but that the white lines are what they are and there is nothing that is going to take place to change them.

Mr. Chambers stated that those people who feel they lost a large amount of parking space to let Heather know because next winter the streets are going to be seal coated and restriped.

PAST PROJECTS CONTINUED:

Painting of White Lines Continued

Mr. Gaipa reported that a lot of time was spent in getting the streets striped and that one year someone might get more parking area than they had the last time the streets were striped and suggested that next year a "Street Striping Committee" be formed.

FUTURE PROJECTS:

Mr. Gaipa reported that in 2019 we will be seal coating and restriping the streets after the Parker 425 in February and that is a one day process.

Mr. Gaipa also reported that in 2019 we will be repainting the trash enclosures and replace any signage that needs replacing on the trash enclosures.

DISCUSSION FROM HOMEOWNERS:

Trash and Gate Codes

Mr. Catlin Lot 177, reported that a lot of outside people come in and use our trash and that he understands that there is a \$100.00 fine for doing so and was wondering if that is being enforced.

Ms. Wilson stated that you have to catch them first and that our gate codes have been given out to the general public for years and that just about anybody can come through our gate by using a gate code that someone had given them ten years ago.

Ms. Wilson suggested that we get rid of all of the gate codes, only have one code and change it every quarter and notify the homeowners by way of their quarterly dues statements or at least every year. Ms. Wilson stated that this is what another association in the area does and it works for them.

Mr. Sweeney reported that he belongs to other association and this is what they do as well and it works.

Mr. Gaipa asked Ms. Wilson to have the "Changing of Gate Code" on the agenda for the next Board of Directors Meeting for discussion.

Bolton Property

Mr. Catlin Lot 177 asked the Board if there is a possible issue in regards to the property that is on the hillside behind our mailboxes and block wall.

Mr. Sweeney reported that the property owner is claiming that they have access to their property through the entrance gates of the Moovalya Keys and our claim is that they do not have the right to use the Moovalya Keys entrance gates as access to their property. Mr. Sweeney also reported that at this point nothing is currently happening with the claim and that the Association is waiting for response back from the property owner's attorney regarding their claim.

DISCUSSION FROM HOMEOWNERS CONTINUED:

Rentals and Parking Issues

Mr. Fevurly Lot 79 reported that he lives on Apache Loop and that they have many rental houses on their street and that there have been several times when renters show up and have actually come up to him and asked him where they are supposed to park. Mr. Fevurly stated that when he asked the renters where they were told to park, the renters replied that they were only told to park behind the white line.

Mr. Fevurly also reported that on many occasions the renters take it upon themselves to park on other people's property and that it has really become an issue on his street.

Mr. Fevurly stated that most of the renters are showing up with more vehicles and trailers than the property can actually accommodate and that he feels the realtors are not policing their rental properties and that he was surprised to hear that the renters were not told where to park by the property owner or the realtor that they are renting from before they arrive.

Mr. Fevurly asked the Board what we can do when renters are parked on other people's property. Mr. Sweeney stated that homeowners have the right to have any vehicle that is parked on their property or blocking access to their property towed and that the homeowner needs to call the tow truck company to have the vehicle or the trailer towed.

Mr. Fevurly stated that all he is asking is that the Realtors inform their renters that the house that they are renting will only accommodate so many cars and that their trailers need to be parked in the overflow. Mr. Fevurly also stated that Realtors need to be driving through the property to check on their renters.

Ms. Wilson reported that the rental that Mr. Fevurly is talking about is a VBRO rental and that there is no one here to greet the renters and that the rental agreement is all done on line.

Mr. Gaipa reported that before the renter signs the rental contract they are told how many cars they are allowed to have and how many people are to be staying at the rental and that it is the realtor's responsibility to follow-up with their renters.

Mr. Sweeney reported that five years ago we only had sixteen (16) rentals and now we have sixty five (65) rentals and that the dynamic of the Moovalya Keys is changing and until somebody does something about it is not going to get any better.

Mr. Gaipa invited homeowners to attend the Board Meetings so that their issues at hand can be discussed.

ELECTION RESULTS:

Mr. Gaipa reported that all of the votes have been turned in and that all of the existing Board members have been voted back in and that at the next Board meeting a motion will be made to allow a tenth member,. Mr. Kevin Auman to join the Board.

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	58
Kathy Northcutt	Lots 73 & 102	40
Chuck Smith	Lots 103 & 104	42
Chuck Baker	Lots 116 & 117	53
Tony Gaipa	Lot 118	42
Chris Chambers	Lot 164	49
Mark Nicholls	Lot 169	42
Jack Sweeney	Lot 197	63
Bill Manderscheid	Lot 228	59
Kevin Auman	Lot 137	23

Total number of property owners that voted was Sixty-Nine (69)

ADJOURNMENT:

The Meeting adjourned at 10:30 am

Submitted by Recording Secretary, Heather Wilson