

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
April 2, 2018

CALL TO ORDER:

President Tony Gaipa called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 pm.

PRESENT:

President:	Tony Gaipa	Lot 118
	Mark Nicholls	Lot 169
Secretary/Treasurer	Kit Furnell	Lot 16
	Chuck Baker	Lot 116 and Lot 117
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

VIA TELEPHONE:

Kathy Northcutt	Lot 73 and Lot 102
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OTHERS PRESENT:

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

GUESTS:

Jack Brossmer	Lot 130
Terry Brossmer	Lot 130
Bent Kjellberg	Lot 189
Arnold	Lot 191
Kim Harsch	Robert Gory Realty
Patrick Giles	Brooke Utilities

ABSENT:

Chuck Smith	Lot 103 and Lot 104
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GUEST SPEAKER:

Patrick Giles – Brooke Utilities

Ms. Wilson reported that Mr. Giles has been invited to address the payment of our past clean-up bills due to underground water breaks on Apache Loop and Yaqui Loop that took place last year and to discuss the most recent repair of the asphalt on Papago Loop that was caused by another underground water break. Ms. Wilson also stated that Mr. Giles will be addressing customer service issues as well.

Mr. Giles reported that he has been hired by the State to improve on the processes of Brooke Utilities and to deliver the customer service that their customers deserve.

GUEST SPEAKER CONTINUED:

Patrick Giles – Brooke Utilities Continued

Mr. Giles reported that the new employees that have been hired by Brooke Utilities are undergoing training to improve on their customer service skills and provide a safe environment for our customers.

Ms. Giles also reported that all of the contractors that Brooke Utilities hire to perform underground repairs have been instructed to not leave a repair job without leaving the site safe and clean.

Mr. Giles stated that he has been listening to the concerns from customers about the quality of the water that Brooke Utilities provide its customers. Mr. Giles reported that the water that Brooke Utilities provides its customer is safe, and that the water does not have any nitrates, arsenic and fluorides.

Mr. Giles also reported that he has ordered all new testing equipment because the testing equipment that Brooke Utilities was using was out dated, and that he has hauled off all of the asbestos piping that was being stored in the Brooke Utilities storage yard on Riverside Drive. Mr. Giles stated that moving forward when there is an underground water break they are going to replace the old pipe with new pipe and not just repair it.

Mr. Giles reported that he has been authorized by the Owner of Brooke Utilities to pay the Moovalya Keys for their clean up bills and attorney fees. Mr. Giles stated that he reviewed the bills and the photos and that is clearly Brooke Utilities mistake and they need to pay those bills. Mr. Giles asked Ms. Wilson to personally give him the bills and he will get them paid.

Mr. Giles reported that Bob Hardcastle the Owner of Brooke Utilities has given him the authority to hire new employees and to train and educate them.

Ms. Brossmer asked Mr. Giles about the letters that Brooke Utilities sends out to their customers talking about E.coli and to not drink it if your immune system is weekend and that she finds this very concerning.

Mr. Giles stated that Brooke Utilities tests the water on a weekly basis and they send in their water samples to the State and if for one reason or another the sample is either out dated or the water test is not where it should be at the time of the test, the State requires Brooke Utilities send out these notices to let their customer know what the “possible” risks are.

Mr. Brossmer reported that he is from California and they never receive notices from their water company like the notices that Brooke Utilities sent out to their customers and he finds the letters to be very concerning.

GUEST SPEAKER CONTINUED:

Patrick Giles – Brooke Utilities Continued

Mr. Giles reported that the equipment that was being used to test the water in the past was not maintained properly, therefore they were not getting accurate test results and this is why Brooke Utilities has updated their testing equipment and is now providing their new employees with the proper training in regards to the maintenance of their testing equipment and the processes of testing the water.

Mr. Sweeney reported that the latest underground water break on Papago Loop that after the repair was made, the patch that was left behind was not acceptable and there was damage to our newly slurred roads. Mr. Sweeney also stated that the damage to the asphalt is actually a larger area than what has been scheduled to be replaced. Mr. Giles assured Mr. Sweeney that Nelson Digging has been instructed to dig up the entire area which is about 1,000 square feet and replace it with new hot asphalt.

Mr. Giles reported that the boat ramp that is in the Moovalya Keys, Brooke Utilities actually owns it and that they are willing to convey it over to the Moovalya Keys in exchange that the Moovalya Keys provides Brooke Utilities with a chain link fence that allows access to their tank that is on the hill side and access to their pump station that is at the end of the dog path. Mr. Giles reported that they do not have a problem with people walking their dogs down the path, but they do not want any type of vehicles driving down that path way/road.

Mr. Giles reported that he has hired a surveyor to survey that area so that the papers can be drawn up to convey that piece of property to the Moovalya Keys.

Ms. Wilson is to get the information to Mr. Churchill's office so that his office can start the process of drawing up of the Deed for the launch ramp that Brooke Utilities is willing to convey over to the Moovalya Keys. Ms. Wilson is to also get a chain link proposal to submit to the Board.

Mr. Sweeney requested that the re-conveyance of the launch ramp be added to new business for the next meeting.

CALL TO THE PUBLIC:

No call

INSTALLATION OF THE 2018-2019 BOARD OF DIRECTORS:

New Board Member

Mr. Gaipa reported that we currently have nine (9) members on the Board, however the Board would like to allow a tenth member Mr. Kevin Auman Lot 137 to also join the Board and that Kevin Auman was a write on the ballot and the Board would like to have him aboard.

Mr. Gaipa stated that he is looking for a motion to increase the Board Members to ten (10) and that we are allowed up to thirteen (13) so we will be within the guidelines of the CCR's and By-Laws.

INSTALLATION OF THE 2018-2019 BOARD OF DIRECTORS CONTINUES:

New Board Member Continued

Mr. Chambers made a motion to increase the Board Membership from nine (9) to ten (10) and allow Mr. Auman to join the Board. Mr. Baker seconded the motion and the motion carried unanimously.

Installation of Officers:

Mr. Gaipa reported that the 2018-2019 Board of Directors are as follows and is looking for a motion.

President	Tony Gaipa	Lot 118
Vice President	Mark Nicholls	Lot 169
Secretary/Treasurer	Kit Furnell	Lot 16
Architectural Chair	Jack Sweeney	Lot 197
Member	Kathy Northcutt	Lot 73 and Lot 102
Member	Chuck Smith	Lot 103 and Lot 104
Member	Chuck Baker	Lot 116 and Lot 117
Member	Kevin Auman	Lot 137
Member	Chris Chambers	Lot 164
Member	Bill Manderscheid	Lot 228

Mr. Manderscheid made a motion to install the 2018-2019 Board of Directors as presented. Mr. Nicholls seconded the motion and the motion passed unanimously.

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Manderscheid made a motion to approve the March 2018 **Board of Directors Meeting Minutes**. Mr. Sweeney seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Mr. Sweeney made a motion to approve the March 2018 Bookkeepers Report, Prepaid Bills and Bills for approval. Ms. Furnell seconded the motion and the motion carried unanimously.

MARCH PREPAID BILLS:

Date	Numb	Name	Memo	Amount
03/06/2018	7462	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
03/06/2018	7463	Law Office of John C. Churchill	February Lot 255 collection	110.00
03/06/2018	7464	Frontier	667-2840	72.12
		"	667-4484	69.68
03/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
03/09/2018	7465	Fast Line Striping & Maintenance	Street striping	4,775.00
03/13/2018	7466	CopperPoint Mutual	Worker's comp premium	348.36
03/13/2018	7467	J & J Business Services	Photocopies for Annual Meeting pkts.	98.64
03/15/2018	7468	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
03/17/2018	DEBIT	Republic Services	3-0527-0040037	3,586.55
03/20/2018	7469	Postmaster	Stamps	150.00
03/23/2018	DEBIT	APS	6276651000	57.12

03/23/2018	DEBIT	APS	6125100000	1,659.44
03/26/2018	7470	Havasu Sweeping	Street sweeping	440.00
03/28/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	160.45
03/30/2018	7471	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
03/30/2018	7472	Otis Hall	March Groundskeeping	800.00
03/30/2018	7473	Sue Thomson	March Bookkeeping	1,250.00
		"	Postage	12.70

FINANCIAL REPORTS:

Balance Sheet

Mr. Sweeney made a motion to approve the March 2018 **Balance Sheet**.

Mr. Manderscheid seconded the motion and the motion carried unanimously.

Profit and Loss Report

Mr. Sweeney questioned the amount of rental deposits, which according to the Bookkeepers report it shows fifty-eight (58) and the Rental Report that is given by the General Manager is sixty-three (63).

Ms. Wilson reported that we have a rental that is in the Vista Del Monumento and they are not required to submit a rental deposit and that long term rentals do not require a deposit.

Mr. Sweeney made a motion to approve the March 2018 **Profit and Loss Statement**.

Mr. Nicholls seconded the motion and the motion carried unanimously.

GENERAL MANAGER’S REPORT:

Mr. Nicholls made a motion to approve the March 2018 **General Manager’s Report**.

Ms. Furnell seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report

Ms. Wilson reported that she has emailed the Board Members the Construction Progress Report and that the Keeme project on Hopi has been completed so the construction deposit has been refunded and that the Lancaster project on Yaqui Loop has been added to the list since the Board has approved her drawings.

Mr. Chambers reported that the Lancaster project will not be taking place until October 2018.

Mr. Gaipa asked Ms. Wilson about the progress on the Ward residence. Ms. Wilson stated that they are slowly making progress.

NEW BUSINESS:

Underground water Break on Papago Loop

Ms. Wilson reported the underground water break on Papago has been repaired and Brooke Utilities has agreed to come back and replace the damaged asphalt.

Ms. Wilson will report back at the Board Meeting.

Brooke Utilities Price Increase Letter:

Ms. Wilson reported that Brooke Utilities has sent out letters to their customers advising them of a possible water price increase.

Mr. Giles reported that just because Brooke Utilities submits a request for a rate increase to the State, does not mean that the State is going to approve it. Mr. Giles also reported that this area has not had a rate increase since 1989 and that this area has the lowest water rates. Mr. Giles stated that the standard water service bill in Maricopa County is about \$101.00 per month and that is before any water is actually used and that in Casa Grande the standard water service bill is \$78.00 per month and that too is before any water is actually used.

Mr. Giles stated that if the State does approve price increase, it will not actually happen for months to come and that a lot of work needs to be done in this area as far as maintenance before any price increase is going to be approved by the State.

EXECUTIVE SESSION:

No Executive Session

The next Board of Directors meeting date is May 7, 2018.

Meeting adjourned at 7:15 pm.

Submitted by Recording Secretary, Heather Wilson