

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Meeting Minutes**  
**December 3, 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
Vice President	Mark Nicholls	Lot 169
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

**VIA TELEPHONE:**

	Kevin Auman	Lot 137
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**ABSENT:**

Secretary/Treasurer	Kit Furnell	Lot 16
	Chuck Baker	Lot 116 and Lot 117
	Chris Chambers	Lot 164

**OTHERS PRESENT:**

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

**GUESTS:**

	Don Alexander	Lot 115
	Donna Alexander	Lot 115
	Kim Harsch	Robert Gory Realty

**CALL TO THE PUBLIC:**

No Call

**BOARD OF DIRECTORS MEETING MINUTES:**

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

**BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES:**

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

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

Mr. Sweeney made a motion to approve the November **2018 Bookkeepers Report, Prepaid Bills and Bills for Approval** as discussed. Ms. Northcutt seconded the motion and the motion carried unanimously.

**NOVEMBER PREPAID BILLS**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
11/02/2018	7550	McIntosh Controls, Inc.	Service/repairs to gate system	942.02
11/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
11/13/2018	DEBIT	Frontier	667-2840	74.25
11/13/2018	DEBIT	Frontier	667-4484	71.81
11/14/2018	DEBIT	Republic Services	3-0527-0040037	3,759.00
11/14/2018	7551	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
11/14/2018	7552	Law Office of John C. Churchill	October HOA	82.50
11/14/2018	7553	Patrick Porterfield	Overseeding lawn	150.00
11/14/2018	7554	Otis Hall	Irrigation repairs #177345	250.00
		"	Relocate raccoons #177346	200.00
11/14/2018	7555	Davis Building Supply	Irrigation	90.24
		"	Ryegrass & manure	352.27
11/14/2018	7556	CopperPoint Mutual	Worker's Comp.	367.50
11/15/2018	7557	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
11/21/2018	DEBIT	APS	6125100000	1,650.14
11/21/2018	DEBIT	APS	6276651000	64.23
11/27/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	221.69
11/28/2018	DEBIT	Desert Dominion Security	11/23 & 11/24	304.80
11/30/2018	7558	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
11/30/2018	7559	Otis Hall	November Groundskeeping	800.00
11/30/2018	7560	Sue Thomson	November Bookkeeping	1,250.00
		"	Postage	7.21
				<b>13,522.66</b>

**BILLS FOR APPROVAL**

Law Office of John C. Churchill (Nov. HOA) \$ 192.50

**FINANCIAL REPORTS:**

**Balance Sheet**

Mr. Nicholls made a motion to approve the November 2018 **Balance Sheet**. Ms. Northcutt seconded the motion and the motion carried unanimously.

**FINANCIAL REPORTS CONTINUED:**

**Profit and Loss Report**

Mr. Smith made a motion to approve the November 2018 **Profit and Loss Report**. Ms. Northcutt seconded the motion and the motion carried unanimously.

**GENERAL MANAGER'S REPORT:**

Mr. Sweeney made a motion to approve the November 2018 **General Manager's Report**. Mr. Nicholls seconded the motion and the motion carried unanimously.

**OLD BUSINESS:**

**Construction Progress Report**

Ms. Wilson reported that we currently have eight (8) Lots that are under some type of construction/home improvements; Lot 14, Lot 56, Lot 67, Lot 101, Lot 123, Lot 199, Lot 208 and Lot 227.

Mr. Sweeney requested that Ms. Wilson update Lot 199 on the construction report to read that the owner is now re-pouring the garage concrete slab and color coating the exterior of the house.

**Brooke Utilities Conveyance of Property at Boat Ramp**

Ms. Wilson reported that she has visited the County Recorder's office to see if Brooke Utilities had recorded the Quit Claim Deed for the re-conveyance of the launch ramp and that the Recorder's office told her that they have not received anything to record and to check with Community Development.

Ms. Wilson reported that she has gone to Community Development (La Paz County Building Department) and spoke with the plan checker to see if they had the original Quit Claim Deed with the drawings and they told her that they did not.

Mr. Churchill reported that we need to get the original Quit Claim Deed back from Brooke Utilities that he had previously sent them so that it can be recorded. Mr. Churchill requested that Ms. Wilson go back to Community Development and verify that they do not have the original Quit Claim Deed. Ms. Wilson will report back at the next meeting.

**NEW BUSINESS:**

**Letter to Mr. Bollman**

Mr. Sweeney made a motion that the Board table the letter to Mr. Bollman and remove it from the agenda at this time. Mr. Smith seconded the motion and the motion carried unanimously.

**Frontier Pedestals**

Ms. Wilson reported that she has sent the letter via email to Gary Taylor the Field Supervisor for Frontier Communications and that he has informed her that he no longer handles our area and that our area has been handed over to the Blythe office. Ms. Wilson reported that she has reached out to the new Field Supervisor and that she is waiting to hear back from them.

**NEW BUSINESS CONTINUED:**

**Frontier Pedestals Continued**

Ms. Wilson also reported that she is still waiting to get a confirmation from Frontier Communications that they have received our letter via email and that she has yet to receive an email confirmation.

**New Monitor for Video Camera**

Mr. Sweeney reported that the monitor for the video camera in the guard shack is over twenty years old and has stopped working and that the cost to buy a new one is about Three Hundred Dollars (\$300.00).

Mr. Sweeney made a motion to purchase a new monitor for the video camera in the guard shack for a not to exceed amount of Three Hundred Dollars (\$300.00). Mr. Nicholls seconded the motion and the motion carried unanimously.

**EXECUTIVE SESSION:**

6:30 Executive Session is now in session

6:55 Regular session is now in session

**EXECUTIVE SESSION MEETING MINUTES**

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

The next Board of Directors meeting date is January 7, 2019

Meeting adjourned at 7:00 pm

Submitted by Recording Secretary, Heather Wilson