

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
June 4, 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
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Kevin Auman	Lot 137
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

OTHERS PRESENT:

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

GUESTS:

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

ABSENT:

Chuck Baker	Lot 116 and Lot 117
Chris Chambers	Lot 164

CALL TO THE PUBLIC:

No call

BOARD OF DIRECTORS MEETING MINUTES:

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

BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES:

Mr. Nicholls made a motion to approve the May 2018 **Board of Directors Executive Session Meeting Minutes**. Mr. Smith seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Ms. Furnell asked why the trash bill was \$6,111.00 this month.

Ms. Wilson reported that in the month March she ordered one additional Friday pickup and that in the month of April we went from our “winter schedule” which is every Monday to our “summer schedule” which is every Friday and Monday, so the \$6,111.00 bill was for the one (1) additional Friday pick up in the month of March, the twice a week “summer schedule” for the month of April and the May monthly service bill.

Ms. Wilson also reported that our “summer schedule” trash bill is \$3,759.00 per month, which does not include large dumpsters that are delivered on holiday weekends.

Mr. Sweeney made a motion to approve the **May 2018 Bookkeepers Report, Prepaid Bills and Bills for approval.** Mr. Smith seconded the motion and the motion carried unanimously.

MAY PREPAID BILLS

Date	Num	Name	Memo	Amount
05/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
05/11/2018	7484	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
05/11/2018	7485	Davis Building Supply	Flag	71.23
05/11/2018	7486	Law Office of John C. Churchill	March HOA	110.00
		"	April HOA/boat ramp matter	632.50
05/11/2018	7487	Frontier	667-2840	72.82
		"	667-4484	110.44
05/15/2018	DEBIT	Republic Services	3-0527-0040037	6,111.00
05/15/2018	7488	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
05/23/2018	DEBIT	APS	6276651000	60.95
05/23/2018	DEBIT	APS	6125100000	1,659.68
05/30/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	187.64
05/31/2018	7489	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
05/31/2018	7490	Otis Hall	May Groundskeeping	800.00
05/31/2018	7491	Sue Thomson	May Bookkeeping	1,250.00
		"	Postage	5.00
		"	Deposit slips	16.94
05/31/2018	7492	Desert Dominion Security	Easter (#1038)	203.20
		"	Memorial Day weekend (#1041)	660.40
				14,836.80

BILLS FOR APPROVAL

Law Office of John C. Churchill (May/HOA) \$ 137.50

FINANCIAL REPORTS:

Balance Sheet

Mr. Nicholls made a motion to approve the May 2018 **Balance Sheet**.
Mr. Sweeney seconded the motion and the motion carried unanimously.

Profit and Loss Report

Mr. Smith made a motion to approve the May 2018 **Profit and Loss Report**.
Mr. Manderscheid seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Smith made a motion to approve the May 2018 **General Manager's Report**. Ms. Northcutt seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report

Ms. Wilson reported that we currently have ten (10) Lots that are under some type of construction/home improvements; Lot 14, Lot 41, Lot 56, Lot 67, Lot 101, Lot 123, Lot 199, Lot 208, Lot 224 and Lot 227.

Ms. Wilson also reported that Lot 206 has completed the replacement of the roof so the construction deposit has been returned and Lot 162/163 the property has been sold so the construction remodel did not take place.

Brooke Utilities Conveyance of Property at Boat Ramp

Ms. Wilson reported that the Brooke Utilities has informed her that the surveyor that Brooke Utilities was working with is no longer going to provide the survey, so Brooke Utilities is looking for a new survey company. Ms. Wilson also reported that she suggested to Brooke Utilities that they ask the local realtors who they use to survey their properties.

Mr. Gaipa requested that Ms. Wilson continue to follow up with Brooke Utilities so that we can get the survey and a legal description of the property that Brooke Utilities is willing to convey over to the Moovalya Keys. Mr. Gaipa also stated Mr. Churchill's office is going to need the survey and legal description so that we he can move forward with the legal documents for the Board approve.

Ms. Wilson will report back at the next meeting.

Street Striping Committee

Mr. Gaipa suggested that we table this item and remove it from the agenda until next year when the sealcoating and restriping will actually take place. The Board was in agreement so the street striping committee has been tabled and removed from the agenda until further notice.

NEW BUSINESS:

Water Balloons

Ms. Donna Alexander homeowner of Lot 115 asked the Board if there were any rules regarding water balloons. Ms. Alexander reported that people are throwing water balloons into the canals and at people that are driving by in their boats.

NEW BUSINESS CONTINUED:

Water Balloons Continued

Ms. Alexander stated that should an uninvited water balloon hit someone that is coming thru the canals it's an assault, and that not only are water balloons dangerous but they pollute the canals and that she has collected several of them herself.

Mr. Gaipa reported that when someone is hurt by a water balloon that was being thrown at them uninvited then it becomes an assault, and that the person that was hit by the water balloon needs to call the sheriff.

Mr. Smith reported that in his personal rental contract it clearly states 'no water balloons'. Mr. Gaipa also reported that his rental house does not allow water balloons.

Mr. Auman reported that over the Memorial Day weekend there was a lot of aggressive water balloon throwing taking place in his canal and that one of his family members was actually hit in the ear.

Ms. Alexander reported that over the Memorial Day weekend she did call the Sheriff's Department regarding the water balloon activity that was taking place on her canal and that an Officer was dispatched to the house where the water balloon activity was taking place and that they were told to stop throwing water balloons, and that if they continued to throw water balloons, that they will be back.

Mr. Sweeney reported that due to the fact that water balloons can be a nuisance to surrounding neighbors, it falls under our nuisance clause in the Moovalya Keys CCR's.

Mr. Churchill reported that we could include in our CCR's under the nuisance clause, "no water balloons are to be thrown across the canals" so that Ms. Wilson will be able tell water balloon offenders that they are on notice that they are violating the CCR's. Mr. Churchill also stated that the Board can add it to the nuisance clause but no fine can be attached without holding a special meeting.

Mr. Sweeney made a motion that under the nuisance clause, we include water balloons and that a citation will be issued but there is no fine, so that the offenders are put on notice. Mr. Smith seconded the motion and the motion passed unanimously.

The next Board of Directors meeting date is July 2, 2018

Meeting adjourned at 6:30 pm.

Submitted by Recording Secretary, Heather Wilson