

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
March 5, 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
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
Legal Council:	John C. Churchill	Lot 153 and Lot 154

GUESTS:

David Elliott	Lot 100
Steve Catlin	Lot 177
Kim Harsch	Robert Gory Realty
Fire Chief Steve Able	Buckskin Fire Department

ABSENT:

Vice President	Mark Nicholls	Lot 169
	Chuck Baker	Lot 116 and Lot 117

CALL TO THE PUBLIC:

No call

BOARD OF DIRECTORS MEETING MINUTES:

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

FEBRUARY PREPAID BILLS:

Date	Num	Name	Memo	Amount
02/02/2018	DEBIT	Desert Dominion Security	Race weekend	558.80
02/07/2018	7449	Law Office of John Churchill	Dec. HOA	110.00
		"	Jan. HOA	110.00
02/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
02/07/2018	7450	Frontier	667-2840	72.12
02/07/2018	7450	Frontier	667-4484	69.68
02/07/2018	7451	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
02/07/2018	7452	Davis Building Supply	Cleaning supplies	21.90
02/14/2018	DEBIT	Republic Services	3-0527-0040037	2,943.38
02/14/2018	7453	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
02/19/2018	7454	T & C Seal Coating, Inc.	Balance Due on Double Slurry Seal	79,940.00
02/22/2018	7455	Steve Stanton Construction	Asphalt patches & compaction of sinkholes	5,654.21
02/23/2018	DEBIT	APS	6125100000	1,669.83
02/23/2018	DEBIT	APS	6276651000	59.48
02/27/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	135.21
02/28/2018	7456	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
02/28/2018	7457	Otis Hall	February Groundskeeping	800.00
02/28/2018	7458	Sue Thomson	February Bookkeeping	1,250.00
		"	Postage	12.18
02/28/2018	7459	Arizona Dept. of Revenue	2017 Income Tax	50.00
02/28/2018	7460	A & E Services	2017 Income Tax Returns	465.00
02/28/2018	7461	Jack Sweeney	Heim joints (4) for front gate	186.14
				96,992.93

BILLS FOR APPROVAL

Law Office of John C. Churchill (February/Lot 255) \$ 110.00

FINANCIAL REPORTS:

Balance Sheet

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

Profit and Loss Report

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

GENERAL MANAGER'S REPORT:

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

CONSTRUCTION PROGRESS REPORT:

Ms. Wilson reported that the Keeme Residence on Hopi has been completed and the construction deposit has been refunded.

OLD BUSINESS:

Lot 181 - 8801 Yaqui Loop

Ms. Wilson reported that a homeowner who wants to remain anonymous, donated the monies to have the painting of the Halls skirting, handrails and the (3) sets of stairs, and that the painting has been completed.

Mr. Gaipa reported that the Halls have completed all of the items that the Board has asked them to do, therefore the lot cleanup has been completed. Mr. Gaipa also thanked the anonymous homeowner that donated the funds.

Brooke Utilities

Mr. Churchill reported that he has not heard back from Brooke Utilities in regards to the letter that his office sent them.

Ms. Wilson reported that just this week we had another major underground break at the end of Papago Loop that is going to require digging up of the street.

Mr. Manderscheid requested that we obtain a copy the letter that was sent out by Brooke Utilities in regards to the price increase and post it on our website. Mr. Manderscheid also stated that individual homeowners need to respond to letter regarding the price increase by calling 1-800-270-6084 or send an email to:

customerservicecenter@brookeutilities.com

2018 STREET IMPROVEMENTS:

Slurry Coating

Mr. Gaipa reported that Mr. Smith handed him a typed note signed by several homeowners stating that they feel that the work that was completed is of poor quality.

Mr. Gaipa reported that the streets are not completed and that next year the streets will receive a layer of seal coating that will not only seal the slurry coating but it will give the streets that smooth look that homeowners are anticipating.

Mr. Elliott stated that he is the homeowner that wrote the letter on the behalf of a number of concerned homeowners in regards to the quality of the work and the uneven slurry lines. Mr. Elliott also stated that about 18" from his property line there is a slurry seam/line that runs throughout all of the streets and that he feels the work that was completed is of poor quality.

2018 STREET IMPROVEMENTS CONTINUED:

Slurry Coating continued

Ms. Sweeney reported that the line that he is seeing is where the slurry is hand troweled in because you cannot get the slurry machine that close to homeowner's driveways without damaging the driveways, and that once the hand troweling is completed the slurry machine comes down the middle of the street, and that is where that line is coming from and that over time of just by driving over the streets the lines will dissipate.

Mr. Sweeney also reported that seal coating will be completed next year and that it is the seal coat that will give the streets that smooth look.

Street Striping

Mr. Gaipa reported that the street striping has been completed as of today.

8764 Navajo Lane Foreclosure

Mr. Churchill reported that the new property owner, who is actually the lender, made an offer to pay the current dues that are owed and that no back dues will be paid. Mr. Churchill stated that due to the fact that it went to a trustee sale, this is basically all that we can do.

PROPERTY OWNERS ANNUAL MEETING:

Annual Meeting Financial Reports

Mr. Gaipa reported that the Property Owners Annual Meeting will be on March 31 2018 at the La County Sheriff Boating and Safety on Riverside Drive. Mr. Gaipa also reported that registration starts at 8:30 am and the meeting will start at 9:00 am.

Mr. Gaipa reported that the 2018 Financials and the 2018 Budget will be voted on by the Board at the Property Owners Annual Meeting as submitted by Sue Thomson.

Ms. Wilson reported that the voting packages have gone out in the mail and that no one has requested items to be added to the agenda. Ms. Wilson also reported that the agenda for the Annual Meeting will be posted on the website.

NEW BUSINESS:

Lot 162/163 Plans for Approval

Mr. Gaipa reported that plans have been submitted for a garage remodel for Lot 162 and Lot 162 for Board Approval.

Mr. Sweeney reported that he has reviewed the plans and that the plans are in compliance with our CCR's and that he recommends that the Board approves the plans.

Mr. Sweeney made a motion to approve the garage addition for Lot 162 and Lot 163. Mr. Manderscheid seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION:

No Executive Session

The next Board of Directors meeting date is April 2, 2018.

Meeting adjourned at 6:30 pm.

Submitted by Recording Secretary, Heather Wilson