

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
September 10, 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
Secretary/Treasurer	Kit Furnell	Lot 16
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Baker	Lot 116 and Lot 117
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

VIA TELEPHONE:

Chuck Smith	Lot 103 and Lot 104
Kevin Auman	Lot 137

OTHERS PRESENT:

General Manager/ Recording Secretary:	Heather Wilson	Lot 166
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GUESTS:

Kyle Sullivan	Lot 96
Sally Arnold	Lot 191
Richard Arnold	Lot 191
Kim Harsch	Robert Gory Realty
Marie Gonzalez	David Plunkett Realty
Carla Faulkner	David Plunkett Realty

ABSENT:

Legal Council:	John C. Churchill	Lot 153 and Lot 154
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CALL TO THE PUBLIC:

BOARD OF DIRECTORS MEETING MINUTES:

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

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

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

FINANCIAL REPORTS:

Balance Sheet

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

Profit and Loss Report

Mr. Chambers made a motion to approve the July and August 2018 **Profit and Loss Report**. Mr. Sweeney seconded the motion and the motion carried unanimously.

JULY 2018 PREPAID BILL

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
07/03/2018	7506 Buckskin Fire Dept. Law Office of John C.	Usage fee for Board Meeting	25.00
07/03/2018	7507 Churchill	June HOA	82.50
07/03/2018	7508 Desert Dominion Security	6/29 & 6/30	457.20
07/03/2018	7509 Davis Building Supply	Cleaning supplies	21.90
07/03/2018	7509 Davis Building Supply	Lawn care/weed killer	33.94
07/05/2018	7510 Havasu Sweeping	Street sweeping	440.00
07/05/2018	7511 CopperPoint Mutual	Worker's Comp	562.00
07/07/2018	DEBIT MyFax Services	Virtual Fax Fee	10.00
07/11/2018	DEBIT Frontier	667-2840	71.66
	DEBIT Frontier	667-4484	69.22
07/11/2018	DEBIT Desert Dominion Security	7/4, 7/6 & 7/7	660.40
07/11/2018	7512 Heather Wilson	Disclosure Commission (162/163)	50.00
	"	Disclosure Commission (42)	50.00
07/15/2018	DEBIT Republic Services	3-0527-0040037	4,629.60
07/15/2018	7513 Heather Wilson	GM Advance	1,200.00
	"	Fuel	100.00
	"	Recording Secy. Advance	125.00
07/25/2018	DEBIT APS	6276651000	142.63
07/25/2018	DEBIT APS	6125100000	1,651.42
07/26/2018	DEBIT Brooke Utilities, Inc.	53017-11860	241.26
07/31/2018	7514 Heather Wilson	GM Balance	1,200.00
	"	Fuel	100.00
	"	Recording Secy. Balance	125.00
07/31/2018	7515 Otis Hall	July Groundskeeping	800.00
07/31/2018	7516 Sue Thomson	July Bookkeeping	1,250.00
	"	Postage	6.50
	"	Backflow inspection,	
07/31/2018	7517 Cintas	#OF35518592	115.29
07/31/2018	7518 DoorKing Inc.	Annual server subscription/gate	120.45
			<u>14,340.97</u>

AUGUST PREPAID BILLS

Date	Num	Name	Memo	Amount
08/02/2018	7519	K Storage, Inc.	Annual Storage M-3	300.00
08/02/2018	7520	Parker Tree Service	Trim 10 palms & trees	900.00
08/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
08/09/2018	DEBIT	Desert Dominion Security	8/3 & 8/4	425.45
08/09/2018	7521	Cintas	Backflow parts & labor, #OF35025244	450.43
08/09/2018	7522	Davis Building Supply	Cleaning supplies	21.90
		"	Lawn/sprinkler/hoses/timer/equipment	193.41
08/09/2018	7523	CopperPoint Mutual	Worker's Comp	367.50
08/10/2018	DEBIT	Frontier	667-4484	71.01
08/10/2018	DEBIT	Frontier	667-2840	73.45
08/14/2018	DEBIT	Republic Services	3-0527-0040037	3,759.00
08/15/2018	7524	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
08/21/2018	7525	Jack Sweeney	Water filter/landscape water supply	178.86
08/23/2018	DEBIT	APS	6125100000	1,651.42
08/23/2018	DEBIT	APS	6276651000	138.57
08/28/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	323.68
08/28/2018	7526	Global Gate Controls, Inc.	20 remotes	277.00
08/31/2018	7527	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
08/31/2018	7528	Otis Hall	August Groundskeeping	800.00
08/31/2018	7529	Sue Thomson	August Bookkeeping	1,250.00
		"	Postage	8.00
				14,049.68

GENERAL MANAGER'S REPORT:

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

OLD BUSINESS:**Construction Progress Report**

Ms. Wilson reported that we currently have nine (9) Lots that are under some type of construction/home improvements; Lot 14, Lot 56, Lot 67, Lot 101, Lot 123, Lot 199, Lot 208, Lot 224 and Lot 227.

Lot 41 8713 Moovalya Drive:

Ms. Wilson reported that Lot 41 has been sold and the construction deposit has been refunded.

OLD BUSINESS CONTINUED:

Lot 101: 8882 Papago Loop

Ms. Wilson reported that there has been no activity on the project in over a year and the property owner has not given a construction deposit. Ms. Wilson asked the Board if Lot 101 can be removed from the construction list.

Mr. Sweeney reported that the property's owner is in possession of approved drawings from the Board and until we hear back from the property owner Lot 101 is to remain on the construction list.

Lot 123 – 8869 Moovalya Drive

Ms. Wilson reported that there has been no activity and no drawings have been submitted to the Board and asked the Board if Lot 123 can be removed.

Mr. Sweeney reported that he has had conversations with the property owner and that the property owner is planning on tearing down the existing house and build a new one. Mr. Sweeney also stated that drawings are in the preliminary design stage and that we need to leave Lot 123 on the construction list.

BROOKE UTILITIES

Brooke Utilities Conveyance of Property at Boat Ramp

Mr. Gaipa reported that Brooke Utilities has the Quit Claim Deed in their possession and that once Brooke Utilities has completely signed off on the Quit Claim Deed they will have the Quit Claim Deed recorded with the La Paz County Recorder's office.

Mr. Gaipa reported that once we receive a copy of the recorded Quit Claim Deed, then we will proceed with the chain link fence.

NEW BUSINESS:

Letter to Mr. Bollman

Mr. Gaipa reported that Mr. Churchill is not present at the meeting to give the Board an update.

Ms. Wilson reported that she was informed by the La Paz County Sheriff's office that since the Moovalya Keys is private property, they cannot not enforce our rules unless it involves driving under the influence or any type of personal injury.

Mr. Baker reported that the Board has given Mr. Churchill the authorization to proceed with written notification informing Mr. Bollman of the Moovalya Keys rules.

Frontier Pedestals

Ms. Wilson reported that she has been calling Frontier Communications for the past year asking them to send someone out to walk the property so that she can show them all of their damaged equipment that is throughout the property. Ms. Wilson stated that there are broken pedestals, missing pedestals and broken cover plates and that the damaged equipment imposes safety issues sand that they need to address them.

NEW BUSINESS CONTIUED:

Frontier Pedestals

Ms. Wilson also reported that the telephone line that goes to the guard shack and the key pad is not operating properly and that she is unable to update the key pad with the bad connection to the telephone line.

Ms. Wilson reported that after several telephone calls she was able to meet with the Frontier Communication's Field Supervisor to identify the missing pedestals, the broken pedestals and broken cover plates. Ms. Wilson stated that she has not received the report from the Field Supervisor as to when they are going to address these issues.

Ms. Wilson also reported that Frontier did come out and repair the telephone that goes to the guard shack and that the key pad is operating properly.

Mr. Gaipa stated that we will wait for their report before we move forward.

The next Board of Directors meeting date is October 1, 2018

Meeting adjourned at 6:30 pm.

Submitted by Recording Secretary, Heather Wilson