

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Meeting Minutes**  
**April 20, 2019**

**CALL TO ORDER:**

President Tony Gaipa called the Board of Directors Meeting of the Lake Moovalya Keys to order at 8:00 am.

**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 Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116, Lot 117 and Lot 237
	Kevin Auman	Lot 137
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197

**ABSENT:**

Legal Counsel:	John C. Churchill	Lot 153 and Lot 154
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**VIA TELEPHONE**

Bill Manderscheid	Lot 228
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**OTHERS PRESENT:**

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

Heather Spielman	Lot 7
Fabio Gaipa	Lot 120

**CALL TO THE PUBLIC:**

**Slides out on Recreation Vehicles**

Heather Spillman Lot 7 – 8810 Moovalya Drive, asked the Board to clarify where in the Rules and the CCR's does it specify that you are not allowed to have your slides out on recreation vehicles (RV) when it is parked on your property within the Moovalya Keys.

Mr. Gaipa reported that when the slides are out on RV's and the utilities are hooked up to the RV, it is assumed that you are residing in the RV and that the intention of the rule is to avoid the assumption that people are staying in their RV's while they are parked/stored within the Moovalya Keys.

**CALL TO THE PUBLIC CONTINUED:**

**Slides out on Recreation Vehicles Continued**

Ms. Spillman reported that she was asked by Heather Wilson the General Manager to put the slides in on her RV and that Ms. Wilson told her that it is against the rules and the CCR's. Ms. Spillman reported that she asked Ms. Wilson where in the CCR's or the rules that it states that you cannot have your slides out on your RV.

Ms. Spillman reported that Ms. Wilson told her that the rule is there and that if I do not put my slides back in that she has been instructed to give me a citation for everyday that her slides are out and to contact the Board in regards to this issue.

Mr. Gaipa asked Ms. Spillman why the slides to her RV have been out for such a long period of time. Ms. Spillman reported that her slides are out because she is waiting for the housekeeper to clean it.

Ms. Nicholls reported that this rule needs more clarification and that this issue needs to be discussed further at next Board Meeting. Mr. Nicholls also reported that the Moovalya Keys ultimately does not want people staying in their RV's whether it is on a developed or a vacant lot.

Mr. Gaipa reported that the Board will resolve this issue and will give Ms. Wilson clear direction as to what the rule is when it comes to slides out on RV's.

Mr. Gaipa asked Ms. Spillman if she would agree to put the slides back in on her RV until the cleaning lady comes to clean and that the Board will get her clarification as to what the rules are for RV parking/storage. Ms. Spillman agreed to comply with Mr. Gaipa's request.

**BOARD OF DIRECTORS MEETING MINUTES:**

Ms. Northcutt made a motion to approve the March 2019 **Board of Directors 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 March **2019 Bookkeepers Report, Prepaid Bills and Bills for Approval** as discussed. Mr. Chambers seconded the motion and the motion carried unanimously.

**MARCH PREPAID BILLS**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
03/01/2019	7593	Arizona Department of Revenue	2018 income tax	50.00
03/05/2019	7594	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
03/05/2019	7595	Auto-Owners Insurance	Add'l premium for boat ramp acquisition	1,078.11
03/05/2019	7596	La Paz County Sheriff	Cleaning Deposit for Members Meeting	50.00
03/05/2019	7597	T & C Seal Coating, Inc.	Deposit on Seal Coat	15,775.00
03/06/2019	7598	Postmaster	Stamps for annual meeting packets	175.00
		"	Stamps for dues statements	165.00
03/07/2019	DEBIT	MyFax Services	Virtual Fax Fee	10.00
03/08/2019	7599	Davis Building Supply	Lawn & equipment maintenance	87.64
03/08/2019	7600	Law Office of John C. Churchill	January HOA	125.00
		"	February HOA	137.50
		"	February Bolton	110.00
03/13/2019	DEBIT	Frontier	667-4484	102.97
03/13/2019	DEBIT	Frontier	667-2840	105.41
03/15/2019	7601	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
03/17/2019	DEBIT	Republic Services	3-0527-0040037	2,650.74
03/20/2019	7602	T & C Seal Coating, Inc.	Final on seal coat	15,775.00
03/21/2019	DEBIT	APS	6276651000	50.17
03/21/2019	DEBIT	APS	6125100000	1,644.02
03/26/2019	DEBIT	Brooke Utilities, Inc.	53017-11860	170.23
03/29/2019	7603	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
03/29/2019	7604	Otis Hall	March Groundskeeping	800.00
03/29/2019	7605	Sue Thomson	March Bookkeeping	1,250.00
		"	Postage	13.75
03/29/2019	7606	Havasu Sweeping	Street sweeping	440.00
03/29/2019	7607	Fast Line Striping & Maintenance	Street striping	4,775.00
				<b><u>48,415.54</u></b>

**Balance Sheet**

Mr. Smith made a motion to approve the March 2019 **Balance Sheet**.  
 Mr. Sweeney seconded the motion and the motion carried unanimously.

**Profit and Loss Report**

Mr. Sweeney made a motion to approve the March 2019 **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 March 2019 **General Manager’s Report**. Ms. Northcutt seconded the motion and the motion carried unanimously.

**GENERAL MANAGER’S REPORT CONTINUED:**

Mr. Sweeney asked Ms. Wilson if she has spoken with the owner of Lot 184 - 8769 Yaqui Loop in regards to the complaint regarding the condition of the canal side of the property. Ms. Wilson reported that she does not have an update at this time but will report back to the Board at the next meeting.

Mr. Chambers asked Ms. Wilson the status of the complaint in regards to Lot 183 – 8779 Yaqui Loop, requesting the replacement of the patio shade coverings. Ms. Wilson reported that the homeowner of that property is undergoing renovations and that the Board chose to table the complaint at this time until the renovations are complete.

**OLD BUSINESS:**

**Construction Progress Report**

Ms. Wilson reported that we currently have eleven (11) Lots that are under some type of construction/home improvements; Lot 14, Lot 25, Lot 56, Lot 67, Lot 69, Lot 101, Lot 123, Lot 126, Lot 199, Lot 208 and Lot 227.

**Lot 69 – Apache Loop**

Ms. Wilson reported that she did received a drawing from the homeowner for dock improvements, installation of a block wall and patio slab and that the homeowner was wondering if the work that they wanted to have done will require the Board’s approval.

Ms. Wilson reported that Mr. Sweeney was out of town so Mr. Chambers went to the property and determined that the work the homeowners want to have done will **not** require the Board’s approval, that they are basically replacing existing.

**Seal Coating**

Mr. Gaipa reported that the seal coating and the striping of the streets has been completed.

Mr. Sweeney reported that the Board did receive an email on the behalf of the homeowner of Lot 31- 8819 on Moovalya Drive and that the email is claiming that due to the re-striping of the streets they can no longer park their vehicle in front of their house without going over the white line.

Ms. Wilson reported that the stripe is in the same place as it was last year and that she went over to the property and measured and the homeowner currently has 9’ of parking area from the garage door pillar/column to the street. Mr. Nicholls reported that you can see the old striping through the new seal coating and that the line was put back the way it was prior to the seal coating.

Mr. Sweeney made a motion to not change any of the street striping and to leave all striping of the streets as they are. Ms. Northcutt seconded the notion and the motion passed unanimously.

## **OLD BUSINESS CONTINUED:**

### **Lower Moovalya Drive Launch Ramp**

Mr. Chambers reported that he recently used the launch ramp and that the ramp is caving in and there is also a sink hole on the launch ramp. Mr. Chambers also reported that a homeowner came over to help his pull his pontoon out of the water and he fell in the sink hole and almost fell down.

Mr. Chambers reported that the ramp is unsafe and a liability to the Moovalya Keys and that the ramp needs to be repaired and possibly shut down until the repair is complete.

Ms. Wilson reported that she did get pricing from two (2) contractors and that she will pull the bids and present them at the next Board meeting.

Mr. Sweeney reported that we need to fix the hole or shut the ramp down until the repair is completed.

Mr. Chambers reported that a few bags of concrete can be poured into the sink hole for a temporary fix until the Board reviews the bids and that he is willing to perform the work.

Mr. Gaipa reported that the Board needs to approve some funds to perform a temporary fix until the Board has the opportunity to review the bids.

Mr. Sweeney made a motion to approved **Four Hundred Dollars (400.00)** to patch the sink hole in the launch ramp. Mr. Nicholls seconded the motion and the motion passed unanimously.

### **Guard Shack Video Cameras**

Mr. Sweeney reported that we have two (2) cameras that need replacing on the guard shack and that the cameras are 16-17 years old and is asking for the Board's approval to purchase three (3) cameras for the guard shack.

Mr. Sweeney made a motion to purchase three (3) cameras so that we have a spare in the amount of **Two Hundred Dollars (\$200.00)**. Mr. Baker seconded the motion and the motion passed unanimously.

## **NEW BUSINESS:**

### **Postal Service**

Ms. Furnell reported that she has received a complaint from a homeowner reporting that the post office is not delivering mail to the proper mail boxes and the lack of service provided by Suddenlink and was wondering if there was anything that the Association can do.

Mr. Furnell reported that she did tell the homeowner that they will have to personally follow-up with the postmaster in regards to their mail delivery.

**NEW BUSINESS CONTINUED:**

**Suddenlink**

Mr. Chambers reported that the Suddenlink complaint is legitimate and that he is constantly calling Suddenlink out to his property due to no internet connection and that his neighbors are experiencing the same issues.

Mr. Chambers also reported that Suddenlink told him that the Moovalya Keys Association will not allow them to cut into the street to replace/repair the cable and that he feels that the Association should get involved so that our homeowners have access to internet and cable.

Mr. Sweeney reported that Suddenlink is wrong by making that statement, due to the fact that by law we must allow the utility companies access to our streets so that they can provide service to their customers.

Mr. Gaipa reported that the Board will be following up on this matter at the next Board Meeting

**EXECUTIVE SESSION:**

8:38 am Executive Session is now in session

8:45 Regular session is now in session

**EXECUTIVE SESSION MEETING MINUTES**

Mr. Sweeney made a motion to approve the March 2019 **Board of Directors Executive Session Meeting Minutes**. Mr. Gaipa seconded the motion and the motion carried unanimously.

The next Board of Directors meeting date is May 6, 2019

Meeting adjourned at 8:50 am

Submitted by Recording Secretary, Heather Wilson