

LAKE MOOVALYA KEYS
Approved Board of Directors
Meeting Minutes
December 2, 2019

CALL TO ORDER:

Vice President Bill Manderscheid called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 pm.

PRESENT:

Vice President	Bill Manderscheid	Lot 228
Secretary/Treasurer	Kit Furnell	Lot 16
	Karen Gallio	Lot 1
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 117
	Kevin Auman	Lot 137
	Jack Sweeney	Lot 197

ABSENT:

Resigned as of 11-13-19	Tony Gaipa	Lot 118
	Chris Chambers	Lot 164

OTHERS PRESENT:

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

William Gallio	Lot 1
Kyle Sullivan	Lot 96
Don Alexander	Lot 115
Donna Alexander	Lot 115
Doug Kashuba	Lot 120
Maureen Kashuba	Lot 120
Hamish Bell	Lot 121
Gerald Vesely	Lot 144
Mark Nicholls	Lot 169
David Ehlers	Lot 170
Donna Ehlers	Lot 170
Bill Risen	Lot 189
Barbara Risen	Lot 189
Richard Arnold	Lot 191
Scott Homan	Lot 212
Carla Faulkner	David Plunkett Realty
Kim Harsch	Robert Gory Realty

VICE PRESIDENT'S REPORT

Tony Gaipa's Letter of Resignation

Mr. Manderscheid announced that President Tony Gaipa has resigned from the Moovalya Keys Board of Directors and thanked him for the several years of service that he served on the Board of Directors and that we will miss his leadership.

President and Vice President Board Positions

Mr. Sweeney reported that he recommends that Vice President Bill Manderscheid finish out his term as the President and Kevin Auman as Vice President.

Mr. Sweeney made a motion that the Board appoint Bill Manderscheid as president and our current Board member, Kevin Auman to Vice President. Ms. Gallio seconded the motion and the motion passed unanimously.

Discussion of a New Board Member

Mr. Sweeney recommended that the Board finish out the term with the current Board members and to not vote in another interim Board Member, due to the fact that we only have a few meetings left in this term.

Mr. Baker made a motion that the Board **not** appoint an interim Board Member at this time that we finish out the term with the current Board of Directors. Mr. Sweeney seconded the motion and the motion passed unanimously.

CALL TO THE PUBLIC:

Sheriff Bill Risen

Sheriff Risen reported that the Sheriff's Department has had an increase of telephone calls in regards to issues with in the Moovalya Keys and that these complaints are anywhere from suspicious people on the property a report of a guest staying in the Moovalya Keys stealing road signs and that this past Thanksgiving the bridge was hit and the vehicle was abonded. Sheriff Risen also reported that person responsible for the accident was driven away from the accident by someone else in the Moovalya Keys, however they were able to find out who did hit the bridge, so they went down to that person's house but nobody answered the door.

Sheriff Risen reported that his Deputies worked with the General Manager to get their report and to have the vehicle impounded. Sheriff Risen asked that when the Deputies are performing an investigation within the Moovalya Keys to please do not get involved let the deputies handle it, because if you do get involved you do stand the chance of being arrested for interfering in an investigation.

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Baker made a motion to approve the **November** 2019 **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 **November 2019 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Baker seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL
COINTINUED:

NOVEMBER PREPAID BILLS

Date	Num	Name	Memo	Amount
11/06/2019	7688	NetServeOnSite	Add area for members only to website	250.00
11/06/2019	7689	Law Office of John C. Churchill	Aug, Sept. & Oct. HOA	742.50
11/06/2019	7690	Davis Building Supply	Lawn supplies	368.37
11/06/2019	7691	Patrick Porterfield	Overseed lawn	200.00
11/07/2019	DEBIT	MyFax Services	Virtual Fax Fee	10.00
11/12/2019	DEBIT	Frontier	667-4484	108.10
11/12/2019	DEBIT	Frontier	667-2840	110.54
11/14/2019	DEBIT	Republic Services	3-0527-0040037	3,759.00
11/15/2019	7692	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
11/18/2019	DEBIT	Printing Plus	#52638 - 12 sets of foil lot stickers	1,047.61
11/21/2019	DEBIT	APS	6276651000	55.27
11/21/2019	DEBIT	APS	6125100000	1,636.85
11/28/2019	DEBIT	Brooke Utilities, Inc.	53017-11860	35.21
11/29/2019	7693	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
11/29/2019	7694	Otis Hall	November Groundskeeping	800.00
11/29/2019	7695	Sue Thomson	October Bookkeeping	1,250.00
		"	Postage	7.70
				13,231.15

BILLS FOR APPROVAL

Law Office of John Churchill (Nov. HOA, invoice attached) \$247.50

Balance Sheet

Mr. Baker made a motion to approve the **November 2019 Balance Sheet**.
 Ms. Gallio seconded the motion and the motion carried unanimously.

Profit and Loss Report

Mr. Sweeney made a motion to approve the **November 2019 Profit and Loss Report**.
 Mr. Baker seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Smith made a motion to approve the **November 2019** General Manager's Report.
 Mr. Coon seconded the motion and the motion passed unanimously.

GENERAL MANAGER'S REPORT CONTINUED:

Discussion

Mr. Sweeney reported that on Page 6 of the General Manager's report, it was reported that Rosemary Carlisle a homeowner has requested to have something changed on the "Approved" September 9, 2019 Board of Directors Meeting Minutes and that he recommends that the Board of Directors deny her request and that we leave the "Approved September 9, 2019 Board of Directors Meeting Minutes" as they are written. The Board was in agreement.

OLD BUSINESS:

Construction Progress Report

Ms. Wilson reported that we currently have eleven(11) Lots that are under some type of construction/home improvements or are pending building permits; Lot 14, Lot 25, Lot 56, Lot 67, Lot 76, Lot 101, Lot 117, Lot 123, Lot 208, Lot 227 and Lot 231.

Down River Boat Ramp Repair

Ms. Wilson reported that Chris Chambers has not started the work on the boat ramp and that she will reach out to him as to what his start date is.

Key Pad Access Code

Mr. Manderscheid reminded everyone that the keypad access code will be changed **on February 1, 2020** and that it will be changed annually and that the homeowners will be notified in the next "**Quarterly Dues**" statements that go out at the end of December what the access code is going to be.

Mr. Manderscheid also reported that the access code will also be posted on the member's only section of the website which will be up and running in March 2020

Ms. Wilson also reported that the emergency services access code will remain the same.

New Homeowner Vehicle and Trailer Lot Stickers

Ms. Wilson reported that the stickers have been ordered and that they will be sent out in the "**Annual Homeowners Owners Voting Package**" in March that the next Annual Homeowners Meeting is April 11, 2019.

Contact Information Authorization Form

Mr. Manderscheid reported that we will be sending out the "Contact Information Authorization Form" with the "**Annual Homeowners Voting Package**" authorizing us to post homeowners telephone numbers and email addresses in the member's only section of the website.

Rules Committee

Mr. Sweeney reported that the rules committee has not had a meeting, therefore there is no update.

NEW BUSINESS

Drawing's for Approval

Lot 231 – 8969 Riverside Drive

Mr. Sweeney reported at this time the homeowner has only submitted sketches to get feedback from the Board so that he can move on with some actual construction drawings.

Mr. Sweeney also reported that it appears by what he has reviewed on the sketches it would be something that the Board would approve, however the Board is not going to approve sketches that do not refer to any dimensions or heights.

Mr. Sweeney stated that he did advise the homeowner to get the prior approval from the La Paz County Building Department on the location of the gates that he wants to install along Riverside Drive, due to the fact that the Building Department maybe more restrictive with their setback compliance on Riverside Drive than that of the Moovalya Keys HOA.

Lot 45 - 8693 Moovalya Drive

Mr. Sweeney reported that Mr. Yurcho **Lot 45 - 8693 Moovalya Drive** is the property where his neighbor at **Lot 46- 8683 Moovalya Drive** had built a wall that has encroached a few inches onto Mr. Yurcho's property and that these two properties are currently is in the middle of the lawsuit.

Mr. Sweeney also reported the Mr. Negus the property owner of **Lot 46- 8683 Moovalya Drive previously** submitted plans to remove the existing wall and reinstall it so that it is entirely on his own property and to also remove the barbeque and Palapa, which the Board had previously approved, and that Mr. Yurcho the property owner of **Lot 45 - 8693 Moovalya Drive** is stating that the property owners of **Lot 46- 8683 Moovalya Drive** have not completed the work and that Mr. Yurcho is asking the Board of Directors if there is anything that they can do to move the project along.

Mr. Sweeney stated that at this point he feels that due to the fact that there are attorneys involved in lawsuit, he feels that we should not get involved in a project that is involved in a lawsuit and that we should allow the attorneys to resolve this issue not the Board of Directors.

Mr. Manderscheid reported that due to the fact that the Board has already approved the plans for the property owner of **Lot 46- 8683 Moovalya Drive** to relocate the block wall and to remove the barbeque and Palapa, the Board needs to take a step back and let the attorneys and the property owners of Lot 45 and Lot 46 resolve their legal issues.

Conference Calling

Scott Homan property owner of Lot 212 on Hopi, reported that there are several property owners that would like to have the option to call into the meetings and that he has been asked by Steve Habermann property owner of Lot 229 on Riverside Drive to present options that are available that will allow property owners to call in via a conferencing system rather than via cell phones and that he has two (2) options to present to the Board today.

NEW BUSINESS CONTINUED

Conference Calling Continued:

Option #1

Voice Conferencing; would hook up to the Wi-Fi passport and that the cost is \$139.00 plus a \$6.00 per month fee for the Wi-Fi line.

Option #2

A small piece of equipment that simply plugs into a phone jack that sits on the desk and that it offers muting, so that property owners are able to call in and listen firsthand what is being said at the meeting.

Scott Homan reported that both of these systems will allow property owners that cannot attend the meetings on Monday nights the opportunity to call in and listen firsthand what is being said at the Board Meetings and that it will give transparency to the property owners that cannot make it to the meetings on Monday nights and that he feels it will give people firsthand information which will eliminate the rumors that are currently going around that are due to an individual's observation rather than the real data as to what is actually being said.

Mr. Manderscheid requested that the information on the two (2) options be sent to the Board so that they can have an opportunity to review the information and report back at the next Board Meeting.

Annual Meeting Collection of Ballots

Ms. Wilson reported that it was suggested that the Board consider the possibility of using an online ballot voting system, but that when she looked into the online voting system, she felt that a lot of the homeowners would not take the time to log on to the internet to access the voting system.

Ms. Wilson suggested that we continue to utilize the existing ballot system which is when the actual ballot is sealed inside a blue envelope that is inserted into a return addressed envelope to the Moovalya Keys and that none of the envelopes are to be opened until the day of the Annual Meeting, at which time they will be opened and counted by an outside third party and that we eliminate people emailing or faxing their ballot.

Mr. Sweeney reported that in the past we have had Sue Thomson, who is our bookkeeper collect and count the votes and if we can trust her with our finances we can certainly trust her with the counting of our ballots.

Mr. Sweeney made a motion that we continue to utilize our existing voting system as it is with the exception of not allowing emailed or faxed ballots. Mr. Baker seconded the motion Kathy Northcutt opposed the motion and the motion passed.

EXECUTIVE SESSION

6:44 PM Executive Session is now in session

7:01 Executive Session adjourned

7:02 Board of Directors Meeting is back in session

Next Board of Directors Meeting is January 6, 2020.

7:03 Board of Directors Meeting adjourned

Submitted by Recording Secretary, Heather Wilson