

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
May 6, 2019

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
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116, Lot 117
	Kevin Auman	Lot 137
	Chris Chambers	Lot 164
	Bill Manderscheid	Lot 228

ABSENT:

Vice President	Mark Nicholls	Lot 169
	Jack Sweeney	Lot 197

OTHERS PRESENT:

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

GUESTS:

	Jamie Holzhauer	Lot 76
	Kyle Sullivan	Lot 96
	Gary Anslyn	Lot 113
	Becky Anslyn	Lot 113
	Don Alexander	Lot 115
	Donna Alexander	Lot 115
	Hamish Bell	Lot 121
	Lori Auman	Lot 137
	Kyle Sullivan	Lot 169
	Steve Catlin	Lot 177
	Julie Catlin	Lot 177
	Joey Flores	Lot 220
	Charlie Ward	Lot 227
	Christi Ward	Lot 227
	Carla Faulkner	David Plunkett Realty
	Kim Harsch	Robert Gory Realty

INSTALLATION OF OFFICERS:

Mr. Gaipa welcomed Mr. Blane Coon our newly elected Board Member of the Lake Moovalya Keys Board of Directors.

Mr. Gaipa reported that the installation of the officers will now be voted in.

PRESIDENT

Ms. Northcutt nominated Mr. Tony Gaipa as president and Mr. Baker nominated Jack Sweeney as president.

Mr. Gaipa took a count of the votes for the position of President amongst the Board Members that were present at the meeting and reported the following votes for President

TONY GAIPA

Chuck Smith
Kathy Northcutt
Chris Chambers
Blane Coon
Tony Gaipa

JACK SWEENEY

Bill Manderscheid
Kit Furnell
Chuck Baker
Kevin Auman

Tony Gaipa reported that he is the deciding vote and that he will vote for himself to be president.

Mr. Gaipa reported that Ms. Northcutt has made a motion to elect Mr. Tony Gaipa as President. Mr. Smith seconded the motion, Mr. Manderscheid and Mr. Auman opposed the motion and the motion passed.

VICE PRESIDENT

Mr. Auman nominated Mr. Bill Manderscheid as Vice President and Ms. Northcutt made a motion to nominate Mr. Chuck Smith as Vice President.

Mr. Gaipa took a count of the votes amongst the Board Members that were present at the meeting and reported the following votes for Vice President:

BILL MANDERSDCHEID

Chuck Baker
Kit Furnell
Bill Manderscheid
Kevin Auman
Chris Chambers

CHUCK SMITH

Kathy Northcutt
Tony Gaipa
Chuck Smith

Mr. Auman made a motion to elect Mr. Bill Manderscheid as Vice President, Mr. Chambers seconded the motion and the motion passed unanimously.

INSTALLATION OF OFFICERS:

SECRETARY/TREASURER

Mr. Chambers made a motion to nominate Ms. Kit Furnell as Secretary Treasurer. Mr. Auman seconded the motion and the motion passed unanimously.

ARCHITECTURAL COMMITTEE CHAIR

Mr. Gaipa reported that Mr. Jack Sweeney will be the Architectural Chairperson and that no vote is required.

INCREASE OF BOARD MEMBERS

Ms. Smith reported that the Board of Directors should consider increasing the number of Board Members from ten (10) to eleven (11) so that we have the ability to have a fair vote.

Mr. Gaipa was in agreement with Mr. Smith and that his suggestion will be taken up at the next Board of Directors Meeting.

CALL TO THE PUBLIC

Short Term Rental Committee

Mr. Northcutt reported that it was suggested at the Annual Homeowners Meeting that a “Short Term Rental Committee” be formed to discuss concerns and solutions concerning the short term rentals.

Ms. Northcutt volunteered to be “Short Term Rental Committee” chairperson and that she will reach out to the homeowners making them aware of this committee and when/where they will meet so that all homeowners have an opportunity to attend the “Short Term Rental Committee” meeting to voice their concerns and possible solutions.

Mr. Gaipa reported that you do not need to be a Board Member to be a part of the “Short Term Rental Committee” that all homeowners in the Moovalya Keys are welcome to attend and that it is an open meeting.

Mr. Gaipa also reported that the “Short Term Rental Committee” will report back to the Board of Directors as to what transpired at the meeting and present their recommendations/solutions to the Board of Directors.

Mr. Anslyn homeowner of Lot 113, reported that this Committee will give all homeowners an opportunity to give their input/concerns regarding the short term rentals and that all homeowners need to come together to voice their opinions and that the Short Term Rental Committee Meeting will give them that opportunity.

Ms. Northcutt reported that the “Short Term Rental Committee” will meet prior to the Board of Directors meeting so that they can give the Board of Directors an update as to what transpired at the Short Term Rental Committee Meeting.

Mr. Gaipa suggested that the “Short Term Rental Committee” hold their first meeting following today’s Board of Directors meeting to determine when and where they are going to meet next.

CALL TO THE PUBLIC CONTINUED

Short Term Rental Committee Continued

Mr. Gaipa asked that all of those in attendance at today's Board of Directors Meeting that are interested in being on the "Short Term Rental Committee" to stay after today's Board of Directors meeting so that you can give your contact information to Ms. Northcutt.

Mr. Manderscheid reported that in all fairness to all of the Moovalya Keys Homeowners, that the "Short Term Rental Committee" needs to formally announce to all of the Moovalya Keys homeowners that this committee is being formed and suggested that we post the announcement on the Website so that all homeowners have the opportunity to attend the Short Term Rental Committee meetings.

Mr. Manderscheid requested that Ms. Wilson post a "Special Notice" on the website informing homeowners of the "Short Term Rental Committee" that is being formed and that the committee is open to all homeowners in the Moovalya Keys.

Ms. Kim Harsch with Robert Gory Realty asked if the Property Managers are allowed to attend these meetings.

Mr. Smith reported that a majority of the short term rentals within the Moovalya Keys are managed by the Realtors and he feels that they should be allowed to attend the Short Term Rental Committee meetings so that they are aware of what is transpiring at these meetings so that they can be a part of the implementation of the solutions concerning the short term rentals.

Community Message Board

Mr. Steve Catlin homeowner of Lot 177 asked the Board if they would consider removing the bike rack at the mailboxes and allowing a message board to be installed in its place. Mr. Catlin also stated that he is willing to maintain the message board so that it does not become cluttered.

Mr. Catlin reported that he is willing to do the research to find out what the cost for the message board would be and that he will submit it to the Board of Directors at the next Board Meeting for their consideration.

Mr. Gaipa reported that once Mr. Catlin submits the costs for a message board, that the Board will review his request at that time.

Solar Lights on Buoys

Mr. Don Alexander homeowner of Lot 115, reported that the solar lights on the up river buoy is not working. Mr. Gaipa asked Ms. Wilson to purchase a new solar light so that it can be installed on the Buoy.

Damaged Guard Post at Entrance

Mr. Churchill reported that the guard post at the entrance that protects our entry sign needs replacing that it has been hit many times and is now leaning over and if we do not replace it the wall will eventually get hit again.

CALL TO THE PUBLIC CONTINUED

Damaged Guard Post at Entrance

Mr. Gaipa asked Ms. Wilson to get a price to repair/replace the guard post at the entrance.

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Manderscheid made a motion to approve the April 2019 **Board of Directors Meeting Minutes**. Mr. Smith seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Ms. Northcutt made a motion to approve the April 2019 **Bookkeepers Report, Prepaid Bills and Bills for Approval** as discussed. Mr. Baker seconded the motion and the motion carried unanimously.

APRIL PREPAID BILLS

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
04/05/2019	7608	Shaffer Welding Services	Gate repair	200.00
04/07/2019	DEBIT	MyFax Services	Virtual Fax Fee	10.00
04/10/2019	7609	Global Gate Controls, Inc.	15 remotes	216.75
04/10/2019	DEBIT	Frontier	667-2840	105.18
04/10/2019	DEBIT	Frontier	667-4484	102.74
04/11/2019	7610	A E Services	2018 Income Tax Returns	470.00
04/11/2019	7611	Nutrien Ag Solutions	Herbicide	145.00
04/11/2019	7612	CopperPoint Mutual	1st installment on renewal	811.70
04/15/2019	7613	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
04/16/2019	DEBIT	Republic Services	3-0527-0040037	2,071.13
04/22/2019	DEBIT	APS	6125100000	1,639.40
04/22/2019	DEBIT	APS	6276651000	59.47
04/23/2019	DEBIT	Brooke Utilities, Inc.	53017-11860	193.99
04/30/2019	7614	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
04/30/2019	7615	Otis Hall	April Groundskeeping	800.00
04/30/2019	7616	Sue Thomson	April Bookkeeping	1,250.00
		"	Postage	5.50
				<u><u>10,930.86</u></u>

Balance Sheet

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

Profit and Loss Report

Mr. Smith made a motion to approve the April 2019 **Profit and Loss Report**. Ms. Northcutt seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Ms. Northcutt made a motion to approve the April 2019 **General Manager's Report**. Mr. Manderscheid seconded the motion and the motion carried unanimously.

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.

NEW BUSINESS:

Down River Boat Ramp Repair

Mr. Gaipa reported that Mr. Chambers has completed the concrete patch but that the Board needs to research the costs to repair or even the replacement of the entire launch ramp.

Mr. Chambers reported that that there is undermining occurring on the launch ramp and that he recommends replacing the launch ramp.

Ms. Wilson reported that she has received prices to replace the launch ramp, however she would rather have a clear scope of work that can be given to the bidding contractors so that all bidding contractors are bidding on the same scope of work. Ms. Wilson also reported that she is not knowledgeable enough when it comes to launch ramps and concrete work to create the scope of work and is asking for the Board's input.

Mr. Chambers volunteered to create a scope of work that Ms. Wilson can give to the bidding contractors and then submit the bids to Mr. Sweeney for review.

Suddenlink

Ms. Wilson reported that Ms. Furnell previously voiced concerns from various homeowners regarding the poor service that is provided by Suddenlink and that she has recently gone into the Suddenlink office herself and requested a site visit and that she is waiting for a call back to make an appointment for the site visit.

RV Parking Rules

Mr. Gaipa reported that there are some gray areas as to what the rules are for RV's leaving their slides out and plugged into power for long periods of time.

Mr. Churchill reported that when a homeowner has a RV solely parked on their property with the slides out, plugged into electrical and water hooked up it appears that someone is staying in the RV and that our rules do not allow any overnight stays in RV's.

Mr. Churchill also reported that unfortunately the rules currently do not state the length of time that the slides can be out or the length of time that the power and water can be hooked up, but the intention of the rule is to only have the slides out and hooked up to power and water when you are loading and unloading your RV or if you are having repairs performed.

NEW BUSINESS CONTINUED:

RV Parking Rules Continued

The consensus of the Board determined that if an RV is solely on the homeowner's property, you are allowed to have your slides out and hooked up to power and water as long as you are not staying overnight in the RV for any length of time.

The next Board of Directors meeting date is June 3, 2019

Meeting adjourned at 7:15 pm

Submitted by Recording Secretary, Heather Wilson