

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
February 4, 2019

CALL TO ORDER:

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

PRESENT:

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
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

VIA TELEPHONE:

Chuck Smith	Lot 103 and Lot 104
Kevin Auman	Lot 137

ABSENT:

President:	Tony Gaipa	Lot 118
	Chris Chambers	Lot 164

OTHERS PRESENT:

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

GUESTS:

Ted Olson	Lot 46
Steve Catlin	Lot 177

CALL TO THE PUBLIC:

No Call

BOARD OF DIRECTORS MEETING MINUTES:

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

EXECUTIVE SESSION MEETING MINUTES

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

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Mr. Manderscheid a motion to approve the January **2019 Bookkeepers Report, Prepaid Bills and Bills for Approval** as discussed. Ms. Furnell seconded the motion and the motion carried unanimously.

JANUARY PREPAID BILLS:

Date	Num	Name	Memo	Amount
01/04/	ACH	Desert Dominion Security	12/29	228.60
01/07/	DEBIT	MyFax Services	Virtual Fax Fee	10.00
01/10/	7574	Beaver Insurance Agency	ST Surety Bond	359.00
01/10/	7575	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
01/10/	7576	Law Office of John C. Churchill	November HOA balance due	110.00
		"	December HOA	220.00
01/10/	7577	Jack Sweeney	Amazon / camera monitor	157.99
01/10/	DEBIT	Frontier	667-4484	71.81
01/10/	DEBIT	Frontier	667-2840	74.25
01/14/	DEBIT	Republic Services	3-0527-0040037	4,141.35
01/15/	7578	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
01/23/	DEBIT	APS	6276651000	78.60
01/23/	DEBIT	APS	6125100000	1,650.14
01/24/	DEBIT	Brooke Utilities, Inc.	53017-11860	228.16
01/30/	7579	Global Gate Controls, Inc.	10 remotes	138.50
01/31/	7580	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
01/31/	7581	Otis Hall	January Groundskeeping	800.00
01/31/	7582	Sue Thomson	January Bookkeeping	1,250.00
		"	Postage	14.21
		"	Tax forms	10.00
				12,417.61

Balance Sheet

Ms. Northcutt made a motion to approve the January 2019 **Balance Sheet**. Ms. Furnell seconded the motion and the motion carried unanimously.

Profit and Loss Report

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

GENERAL MANAGER’S REPORT:

Mr. Manderscheid made a motion to approve the January 2019 **General Manager’s Report**. Ms. Furnell 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 101, Lot 123, Lot 126, Lot 199, Lot 208 and Lot 227 and Lot 249.

OLD BUSINESS CONTINUED:

Frontier Pedestals

Ms. Wilson reported that she has spoken with the new supervisor and he has informed her that the new access cover plate for Moovalya Drive has been ordered and that they will expect install it within the next couple of weeks.

Ms. Wilson also reported that the previous supervisor did not inform the new supervisor of the other repairs that are needed and that she will be meeting with Frontier again to go over broken pedestals and small cover plates that need to be replaced.

Ms. Wilson will report back at the next meeting.

Seal Coat and Striping

Ms. Wilson reported that she has received a price from T and C Seal Coating in the amount **Thirty-One Thousand Five Hundred Fifty-Dollars (\$31,550.00)** for the seal coating and that she is still waiting for a price from Fast Line Parking Lot Striping and Maintenance.

Ms. Wilson also reported that Fast Line has already given her a price to stripe the streets in the amount of **Four Thousand Seven Hundred Fifty Dollars (\$4,750.00.)**

Ms. Wilson asked the Board to consider approving the costs to seal coat and strip the streets based on the numbers that she has already received and that when she does receive the second pricing, she will review it with Mr. Sweeney prior to awarding the contract.

Mr. Sweeney recommended that the Board approve **Thirty Six Thousand Three Hundred (\$36,300.00)** for the seal coating and striping of the streets, and that Ms. Wilson is not to award the job until she receives the second bid and discusses it with Mr. Sweeney prior to awarding the contract.

Mr. Sweeney made a motion to allow **Thirty-Six Thousand Three Hundred Dollars (\$36,300.00)** for both the seal coating and the striping of the streets. Mr. Manderscheid seconded the motion and the motion passes unanimously.

Striping of the Streets

Mr. Sweeney reported that last year we received the least amount of complaints of the striping of the streets and that he recommends that the street striping remain the same.

Mr. Auman asked the Board what the County requires on public streets. Mr. Sweeney reported that the county requires 20', but most of the streets of the Moovalya Keys do not have the ability to allow the 20', so we do the best that we can so that we can have enough room for emergency services to travel on streets.

OLD BUSINESS CONTINUED:

Striping of the Streets Continued

Mr. Auman reported that last New Year's Eve there was an emergency situation that took place on Yaqui Loop and that there was not enough room on Yaqui Loop for two way traffic and that the oncoming traffic was unable to pass and if the streets were narrower, then this is a concern to him and the safety of the homeowners and he feels that the streets need to be as wide as possible for the safety of our homeowners and recommends that we make the streets as wide as possible for safe passage.

Mr. Sweeney reported that striping of the streets is not to designate parking, but to allow access for emergency vehicles and that being said Mr. Sweeney recommended to the Board that the existing street striping remain as is with no changes.

Mr. Sweeney made a motion that the street striping remains as is in order to allow safe passage for emergency vehicles. Mr. Manderscheid seconded the motion, Mr. Auman opposed and the motion passed.

Annual Homeowners Meeting:

Mr. Nicholls reported that the Annual Homeowners Meeting will take place on April 20, 2019 and will be held at the La Paz County Boating and Safety building on Riverside Drive.

Mr. Nicholls also reported that the registration is 9:00 am until 9:30 am and that the meeting will start at 9:30 am.

NEW BUSINESS:

Lot 46 8683 Moovalya Drive Drawings for Approval

Mr. Sweeney reported that Mr. Olson has submitted a drawing on the behalf of Mr. Negus, property owner of Lot 46 and that the drawing shows the removal of an existing block wall and barbeque and the installation of a new 12' long 6' high block wall using 8" block on his property.

Mr. Sweeney reported that the drawings do meet the requirements of the Moovalya Keys CCR's and recommends that the Board approve the removal of the existing block wall and barbeque and the installation of a 12' long 6' high block wall using 8" block wall that is to be built solely on Mr. Negus's property.

Mr. Sweeney made a motion to approve the installation of the new 12' long 6' high block wall using 8" block which is to be built solely on Mr. Negus's property and that the approval is for the new block wall only. Mr. Manderscheid seconded the motion and the motion passed unanimously.

Approval of the 2018 Balance Sheet

Mr. Nicholls reported that Sue Thomson has submitted to the Board for their review the **"2018 Balance Sheet"** and is seeking the Board's approval.

Mr. Manderscheid made a motion to approve the **"2018 Balance Sheet"** as submitted. Mr. Sweeney seconded the motion and the motion passed unanimously.

NEW BUSINESS CONTINUED:

Budget

Mr. Nicholls reported that Sue Thomson has submitted to the Board for their review the **“2019 Budget”** and is seeking the Board’s approval.

Mr. Manderscheid made a motion to approve the “2019 Budget” as submitted with the changes as discussed. Mr. Sweeney seconded the motion and the motion passed unanimously.

Voting Package and Ballot

Mr. Nichols reported that the **“Annual Homeowners Meeting Package”** has been sent out to the Board Members for their review and that at this time there are no new candidates on the ballot.

Ms. Wilson reported that there is a website posting about the up and coming Property Owners Meeting which also notifies homeowners of the opportunity to run for the Board.

Mr. Sweeney reported that the Board voted last year to allow ten (10) Board members and that homeowners are only allowed to vote for no more than ten (10) candidates.

Mr. Sweeney made a motion to approve the **“2019 Annual Homeowners Voting Package”**. Kit Furnell seconded the motion and the motion passed unanimously.

Board of Director Meeting Dates

Mr. Nicholls reported that Mr. Auman requested that the Board consider meeting every other month and that Ms. Wilson has submitted a meeting date schedule for the Board’s consideration.

Mr. Auman reported that he and other Board members spend a lot of travel time to attend the monthly Board meetings and that the Board meetings last no longer than one hour and suggested that the Board consider the possibility of meeting every other month.

Mr. Sweeney reported that his concern is that when homeowners need to get their construction drawings approved, that waiting two (2) months to get the Board’s approval is too long, and that the Board has an obligation to review and approve or not approve drawings within a thirty (30) day period as per our CCR’s and if the Board fails to approve or disapprove the drawings within the said time period then the drawings will automatically become approved.

Mr. Baker reported that he also feels that meeting every other month is not in the best interest of the Moovalya Keys and that we need to continue to meet monthly.

Mr. Baker made a motion to continue meeting the first Monday of every month. Mr. Sweeney seconded the motion, Ms. Northcutt, Mr. Smith and Mr. Auman opposed and the motion passed.

EXECUTIVE SESSION:

6:45 Executive Session is now in session

7:00 Regular session is now in session

The next Board of Directors meeting date is March 4,

Meeting adjourned at 7:05 pm

Submitted by Recording Secretary, Heather Wilson