

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
January 7, 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
Vice President	Mark Nicholls	Lot 169
Secretary/Treasurer	Kit Furnell	Lot 16
	Chuck Smith	Lot 103 and Lot 104
	Bill Manderscheid	Lot 228
	Kevin Auman	Lot 137

VIA TELEPHONE:

Kathy Northcutt	Lot 73 and Lot 102
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ABSENT:

Chuck Baker	Lot 116 and Lot 117
Chris Chambers	Lot 164
Jack Sweeney	Lot 197

OTHERS PRESENT:

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

GUESTS:

Trish Wikoff	Lot 95
Kim Harsch	Robert Gory Realty

CALL TO THE PUBLIC:

No Call

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Smith made a motion to approve the December 2018 **Board of Directors Meeting Minutes**. Ms. Furnell seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Mr. Manderscheid a motion to approve the December **2018 Bookkeepers Report, Prepaid Bills and Bills for Approval** as discussed. Mr. Nicholls seconded the motion and the motion carried unanimously.

DECEMBER PREPAID BILLS:

Date	Num	Name	Memo	Amount
12/04/2018	7561	Law Office of John C. Churchill	November HOA	192.50
12/04/2018	7562	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
12/04/2018	7563	Davis Building Supply	Lawn care	135.39
12/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
12/12/2018	DEBIT	Frontier	667-4484	71.81
12/12/2018	DEBIT	Frontier	667-2840	74.25
12/14/2018	7564	Heather Wilson	Lot 239 Disclosure Fee Commission	50.00
12/14/2018	7565	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
12/15/2018	DEBIT	Republic Services	3-0527-0040037	3,859.00
12/19/2018	7566	Glen Dryden	Chain link fence @ Brooke boundary	1,800.00
12/19/2018	7567	Postmaster	Stamps	150.00
12/21/2018	DEBIT	APS	6125100000	1,650.14
12/24/2018	DEBIT	APS	6276651000	65.76
12/26/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	228.68
12/28/2018	7568	Havasu Sweeping	Street sweeping	440.00
12/28/2018	7569	Global Gate Controls, Inc.	10 remotes	138.50
12/31/2018	7570	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
12/31/2018	7571	Otis Hall	December Groundskeeping	800.00
12/31/2018	7572	Sue Thomson	December Bookkeeping	1,250.00
		"	Postage	2.50
12/31/2018	7573	Petty Cash	Replenish petty cash	
12/31/2018	PC	Amazon	Deco rock @ irrigation timer (10/15/18)	71.05
12/31/2018	PC	Ace Hardware	Pavers for rock timer cover (10/23/18)	8.66
12/31/2018	PC	PoopBags.US	Dog poop bags (1/22/18)	199.50
12/31/2018	PC	Quill	Copy paper (4/24/18)	52.99
12/31/2018	PC	Quill	Trash liners for poop stations (4/24/18)	25.99
12/31/2018	PC	Quill	File folders (4/24/18)	24.69
12/31/2018	PC	Quill	Toner (10/17/18)	78.33
				14,254.74

BILLS FOR APPROVAL

Law Office of John C. Churchill (Nov. HOA--REVISED) Balance Due	\$110.00
Law Office of John C. Churchill (Dec. HOA)	\$220.00

Balance Sheet

Mr. Smith made a motion to approve the December 2018 **Balance Sheet**.
 Mr. Nicholls seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS CONTINUED:

Profit and Loss Report

Mr. Manderscheid made a motion to approve the December 2018 **Profit and Loss Report**. Ms. Furnell seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Ms. Furnell made a motion to approve the December 2018 **General Manager's Report**. Mr. Smith 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 227and Lot 249.

Brooke Utilities Conveyance of Property at Boat Ramp

Mr. Gaipa reported that we have received the recorded Deed of Trust for the launch ramp area that was deeded over to the Moovalya Keys by Brooke Utilities and in return the Moovalya Keys was to provide a chain link fence at the property lines, which has been installed.

Mr. Churchill asked Ms. Wilson to contact Beaver Insurance and notify them that the Moovalya Keys has taken ownership of that property.

Frontier Pedestals

Ms. Wilson reported that she has no update at this time, that Frontier Communications has not replaced the access panel nor have they replaced broken pedestals and cover plates throughout the property. Ms. Wilson will report back at the next meeting.

New Monitor for Video Camera

Ms. Wilson reported that the new monitor has been delivered and that Mr. Sweeney has been out of town and when he returns he will install it.

NEW BUSINESS:

New Construction Lot 25 – 8877 Moovalya Drive

Mr. Gaipa reported that Lot 25 – 8877 Moovalya Drive has submitted drawings for new construction and that Mr. Sweeney has reviewed the drawings and he reported that the drawings are within the setbacks and heights and are in compliance with the CCR's and recommended that the Board approve them.

Mr. Manderscheid made a motion to approve the new construction drawings for Lot 25 – 8877 Moovalya Drive as submitted. Mr. Nicholls seconded the motion and the motion carried unanimously.

NEW BUSINESS CONTINUED:

Solar Panel System Lot 249 – 8692 Navajo Lane

Mr. Gaipa reported that Lot 249 – 8692 Navajo Lane has submitted drawings for the installation of a solar system and that Mr. Sweeney has reviewed the drawings and he reported that the drawings are and are in compliance with the CCR's and recommended that the Board approve them.

Mr. Manderscheid made a motion to approve the new construction drawings for Lot 25 – 8877 Moovalya Drive as submitted. Mr. Nicholls seconded the motion and the motion carried unanimously.

Seal Coat and Striping

Mr. Gaipa reported that the seal coating and the striping of the streets will be taking place this March and asked that Ms. Wilson obtain the bids for the seal coating and striping and present them to the Board at the next meeting.

2019 Annual Meeting

Mr. Gaipa reported that the Lake Moovalya Keys Property Owners Association Annual meeting is held over the Easter holiday weekend which is April 20, 2019 and is seeking the Board's approval of the date.

Mr. Nicholls made motion to hold the Lake Moovalya Keys Property Owners Association Annual meeting April 20, 2019 at the La Paz County Boating and Safety Training Room on Riverside Drive. Ms. Furnell seconded the motion and the motion carried unanimously.

Board Meeting Dates

Mr. Auman asked the Board of the possibility of changing the Board Meetings to Saturdays rather than on Mondays. Mr. Nicholls reported that the Board has previously discussed the possibility of meeting on different days of the week and that the Board determined that it was best to continue to meet on Mondays.

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. Gaipa suggested that the Board look into the possibility of meeting every other month and that we put some dates together and discuss it at the next Board meeting.

Ms. Wilson reported that the financial reports and the GM reports will still be sent out monthly.

EXECUTIVE SESSION:

6:30 Executive Session is now in session

6:45 Regular session is now in session

EXECUTIVE SESSION MEETING MINUTES

Mr. Smith made a motion to approve the December 2018 **Board of Directors Executive Session Meeting Minutes**. Mr. Manderscheid seconded the motion and the motion carried unanimously.

The next Board of Directors meeting date is February 4, 2019

Meeting adjourned at 6:50 pm

Submitted by Recording Secretary, Heather Wilson