

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Meeting Minutes**  
**July 6, 2020**

**CALL TO ORDER:**

Mr. Sweeney called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 pm.

**PRESENT:**

|                     |                 |                     |
|---------------------|-----------------|---------------------|
| Vice President      | Kevin Auman     | Lot 137             |
| 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             |
|                     | Jack Sweeney    | Lot 197             |

**ZOOM:**

|           |                   |         |
|-----------|-------------------|---------|
| President | Bill Manderscheid | Lot 228 |
|           | Hamish Bell       | Lot 121 |
|           | Rosemary Carlisle | Lot 110 |
|           | Terry Brossmer    | Lot 130 |
|           | Jack Brossmer     | Lot 130 |
|           | Todd Martin       | Lot 145 |
|           | Randy Schram      | Lot 147 |
|           | Mark Nicholls     | Lot 169 |
|           | Sally Arnold      | Lot 191 |
|           | Scott Stokes      | Lot 200 |
|           | Derek Sabor       | Lot 211 |
|           | Sherry Homan      | Lot 211 |
|           | Scott Homan       | Lot 212 |

**ABSENT:**

|                |         |
|----------------|---------|
| Chris Chambers | Lot 164 |
|----------------|---------|

**OTHERS PRESENT:**

|                |                   |                     |
|----------------|-------------------|---------------------|
| Legal Counsel: | John C. Churchill | Lot 153 and Lot 154 |
|----------------|-------------------|---------------------|

General Manager/  
Recording Secretary:

|                |         |
|----------------|---------|
| Heather Wilson | Lot 166 |
|----------------|---------|

**GUESTS:**

|                     |         |
|---------------------|---------|
| William Gallio      | Lot 1   |
| Don Alexander       | Lot 115 |
| Donna Alexander     | Lot 115 |
| Lori Auman          | Lot 137 |
| Patrick Porterfield | Lot 166 |
| Steve Habermann     | Lot 229 |

**INSTALLATION OF OFFICERS**

**PRESIDENT**

Mr. Baker made a motion to elect Jack Sweeney as the **2020-2021 President** of the Lake Moovalya Keys Board of Directors. Mr. Coon seconded the motion. Mr. Sweeney asked the Board if there were any other nominations for President, the Board’s response was no so the motion carried unanimously.

**VICE PRESIDENT**

Mr. Coon made a motion to elect Kevin Auman as the **2020-2021 Vice President** of the Lake Moovalya Keys Board of Directors. Mr. Sweeney seconded the motion and asked the Board if there were any other nominations for Vice President, the Board’s response was no so the motion carried unanimously.

**SECRETARY/TREASURER**

Mr. Sweeney made a motion to elect Karen Gallio as the **2020-2021 Secretary/Treasurer** of the Lake Moovalya Keys Board of Directors. Mr. Baker seconded the motion. Mr. Sweeney asked the Board if there were any other nominations for Secretary/Treasurer, the Board’s response was no so the motion carried unanimously.

**2020-2021 BOARD OF DIRECTORS**

Mr. Sweeney asked all Board members if they were all in favor of the nominated officers of the Board and all of the Board members acknowledged that they are in favor of the Board of Directors as listed below.

|                                |                 |                     |
|--------------------------------|-----------------|---------------------|
| <b>President/Architectural</b> | Jack Sweeney    | Lot 197             |
| <b>Vice President</b>          | Kevin Auman     | Lot 137             |
| <b>Secretary/Treasurer</b>     | Karen Gallio    | Lot 1               |
|                                | Kit Furnell     | Lot 16              |
|                                | Blane Coon      | Lot 54              |
|                                | Mark Volkoff    | Lot 33              |
|                                | Kathy Northcutt | Lot 73 and Lot 102  |
|                                | Chuck Smith     | Lot 103 and Lot 104 |
|                                | Chuck Baker     | Lot 117             |
|                                | Chris Chambers  | Lot 164             |

**CALL TO THE PUBLIC:**

**Annual Meeting**

Mr. Baker reported that he has been a member of the Board of Directors since 1974 and that the last three (3) years have been very difficult for the Board members due to that fact that they have been harassed and accused of things that just did not take place and that at the Annual Meeting he had a lot of homeowners thanking him and the past Board members for running for the Board again, that they like the job that the Board has done in the past and that they like the way things are being operated. Mr. Baker also stated that moving forward the Board will need to get some rules in place that we can all abide by so that we can live peacefully amongst one another.

Mr. Volkoff reported that he has received complaints from a few of the homeowners that have rentals properties in regards to the retroactive \$25.00 “TIS Processing Fee”.

**CALL TO THE PUBLIC CONTINUED:**

**\$25.00 TIS Processing Fee**

Mr. Volkoff stated that although the rental property homeowners are in agreement with paying the \$25.00 “TIS Processing Fee”, they feel that the \$25.00 “TIS Processing Fee” should not have been retroactive to Memorial Day weekend and that they should have not been charged the \$25.00 “TIS Processing Fee” until after the Board met in June to adopt the \$25.00 “TIS Processing Fee”.

Mr. Sweeney reported that all homeowners with rental properties were sent a notice on April 7, 2020 advising them that the Moovalya Keys will begin implementing the \$25.00 “TIS Processing Fee” starting with the Memorial Day weekend.

Mr. Sweeney also reported that the Board made a motion at the June Board of Directors Meeting to adopt State of Arizona’s Statute for the “\$25.00 TIS Processing Fee” and to make it retroactive to Memorial Day weekend and the fact that it is a Arizona State Statute, it does not require a vote from the members.

Derek Sabor Lot 211 reported that he and Scott Homan Lot 212 have met and that they would like to propose that we revisit the formation of a “Rental Committee” that would be composed of both the Rental Homeowners and the Non Rental Homeowners so that both groups of homeowners can meet and put together rules that both parties can live with or at least meet in middle.

Mr. Sweeney reported that we will be discussing this topic further under new business.

**BOARD OF DIRECTORS MEETING MINUTES:**

Mr. Smith made a motion to approve the **June 2020 Board of Directors Meeting Minutes**. Mr. Coon seconded the motion and the motion carried unanimously.

**BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES:**

Ms. Gallio made a motion to approve the **June 2020 Board of Directors Executive Session Meeting Minutes**. Mr. Smith seconded the motion and the motion carried unanimously.

**FINANCIALS**

**Bookkeeper Report, Prepaid Bills and Bills for Approval**

Mr. Auman made a motion to approve the **June 2020 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

**Balance Sheet**

Mr. Smith made a motion to approve the **June 2020 Balance Sheet**. Mr. Coon seconded the motion and the motion carried unanimously.

**Profit and Loss Statement**

Mr. Baker made a motion to approve the **June 2020 Profit and Loss Report**. Mr. Auman seconded the motion and the motion carried unanimously.

**OLD BUSINESS**

**Construction Progress Report**

Ms. Wilson reported we currently have ten (10) projects under construction. Lot 14, Lot 25, Lot 56, Lot 67, Lot 101, Lot 117, Lot 123, Lot 208, Lot 227, Lot 231.

## **OLD BUSINESS CONTINUED**

### **Construction Progress Report Continued**

Ms. Wilson reported that Lot 117 is in the process of receiving their dock permit from the Army Corp of Engineers and that once they receive it, they will be moving forward.

Ms. Wilson reported that Lot 101 has a set of “Board Approved Plans” for a patio covering but has not moved forward with it for a couple of years and was asking if Lot 101 should be removed from the construction list.

Mr. Sweeney reported that due to the fact that Lot 101 is in possession of a set of “Board Approved Plans” for a patio cover we need to leave it on the construction list until the Owner notifies the Board that they are not going to move forward with the patio cover.

## **NEW BUSINESS:**

### **Overflow Parking Lot – One Vehicle per Residence Trailer Allowance/Limitations**

Tabled at this time

### **Resolutions of Rules and Fines**

Mr. Sweeney reported that he would like to get input from all homeowners as to what kind of rules they think will make things better for all homeowners in the Moovalya Keys and he is asking homeowners to submit their ideas/suggestions to the association’s email address which is moovalyakeys@gmail.com and our General Manager Heather Wilson will forward all recommendations to the Board for review and once reviewed by the Board, the Board will pick out some of the best ideas/suggestions for discussion at future Board meetings.

Mr. Sweeney also reported that once the Board has had the opportunity to look at the ideas/suggestions from both the rental and nonrental homeowners, at some point in time there will be a “Special Meeting” called to discuss the proposed rules and that all homeowners are going to have to meet somewhere in the middle in order to resolve our issues and that not everyone is going to be happy.

Mr. Sweeney reported that he would like to look into the possibility of in-house licensing i.e. regulation of guests based on the number of bedrooms and parking regulations, just to name a few.

Derek Sabor Lot 211 reported that he is a rental property owner and he would like to know what the full-time homeowners and non-rental property homeowners’ concerns are.

Mr. Sweeney reported that as a full-time homeowner, his and other homeowner’s concerns are the overcrowding of houses, parking, influx of trash, noise, the large turnover of rentals, a renter moves out and two hours later there is a whole new group of renters that move in and are ready to party. Mr. Sweeney also stated renters are showing up with more vehicles and trailers than the property they are staying at can accommodate, and this goes on 7 days a week.

Derek Sabor reported that he is a rental property owner and he does not want his house overbooked, trashed or be disrupting to the surrounding homeowners.

**NEW BUSINESS CONTINUED:**  
**Resolutions of Rules and Fines Continued**

Mr. Auman asked Mr. Churchill if the Board can increase the amounts of existing fines without the vote of the membership. Mr. Churchill stated that it would have to be voted on by the membership thru the process of a “Special Meeting”.

Mr. Auman asked Mr. Churchill if we can add fines to existing rules that do not have a fine. Mr. Churchill stated that it would have to be voted on by the membership thru the process of a “Special Meeting”.

Mr. Churchill stated in order to modify an existing rule or fine, it would first have to be adopted by the Board of Directors and then voted on by the membership thru the process of a “Special Meeting”.

Mr. Auman asked Mr. Churchill how does the Board resolve some of the issues that we are currently dealing with. Mr. Churchill reported that as far as rules go, the proposed rules would have to first be adopted by the Board of Directors and then the “Board Adopted Proposed Rules” would need to be presented to the membership for voting thru the process of a “Special Meeting”.

Mr. Churchill stated that once the “Board Adopted Proposed Rules” are presented to the members at a “Special Meeting” for voting purposes, in order for a rule to pass it would take 2/3 of the members present at the “Special Meeting” votes to pass the rule.

Mr. Sweeney adjourned the meeting at 6:29 PM

Next Board of Directors Meeting will be September 14, 2020 at the VFW on Riverside Drive.

Submitted by Recording Secretary, Heather Wilson