

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

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:

President	Bill Manderscheid	Lot 228
Vice President		
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
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197

VIA TELEPHONE:

Vice President	Kevin Auman	Lot 137
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ABSENT:

Chuck Baker	Lot 117
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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
Rosemary Carlisle	Lot 25 and Lot 110
Steve Carlisle	Lot 25 and Lot 110
Jamie Holzhauer	Lot 76
Kyle Sullivan	Lot 96
Donna Alexander	Lot 115
Fabio Gaipa	Lot 120
Hamish Bell	Lot 121
Gordon Downs	Lot 155
Carla Faulkner	David Plunkett Realty
Kim Harsch	Robert Gory Realty

CALL TO THE PUBLIC:

Voting Process for the Board of Directors

Rosemary Carlisle, homeowner of Lot 25 and Lot 110 stated that she has been told that the Board of Directors has changed their process of the voting for the Board of Directors.

CALL TO THE PUBLIC:

Voting Process for the Board of Directors Continued

Ms. Wilson reported that the only thing that has changed is that there will be no more email or faxed ballots that all ballots will be received via the U.S. Mail or hand carried to the Homeowner's Annual Meeting on April, 11, 2020 and that once all of the ballots are received/collected at the "Annual Homeowners Meeting" is when the counting of the ballots will take place by a third party.

Board of Directors Meeting Dates

Rosemary Carlisle reported that at past meetings she was told that Board of Directors meetings are on Mondays and that there is no changing it, but when she referred back to the By-Laws it does state that the actual day of the "Board of Directors Meeting" can be changed.

Mr. Manderscheid reported that the By-Laws as currently written does state that the "Board of Directors" have voted to hold the "Board of Directors" meetings on the first Monday of each month and that yes the day of the Board of Directors meeting can be changed by the Board of Directors at the first "Board of Directors" meeting that is followed by the "Annual Meeting" of its' Members.

Hamish Bell reported in reference to conference calling, that there is actually no mandate from the majority of the homeowners for conference calling and that he feels that this is continuation of the "Rental Operators" campaign of intimidation and delay to prevent meaningful changes effecting rentals.

Hamish Bell Homeowner of Lot 121 stated that he would appreciate it if we could return back to Board Meetings being for Board Members and their invited guests.

Additional Insurance

Hamish Bell reported that he is in receipt of his "Homeowners Insurance Review" with a startling endorsement that **denies** coverage for personal property, theft, vandalism, malleolus and mischievous behavior, personal liability and medical payments if I choose to use my home as a rental property thru EPS Website or digital networks of any kind. Hamish Bell stated that he is simply asking the Board to revisit the possibility of requiring the "**Additional Insured**" provision requirement for all homeowners, rental or non-rental to give the Association some protection.

Mr. Manderscheid stated that the Moovalya Keys needs to revisit the 'Additional Insured' provision and that the Board of Directors needs to make a decision as to whether or not to make it a requirement that all homeowners add the Moovalya Keys as **Additional Insured** "to their homeowners insurance policy and that it will be discussed at the next Board of Directors Meeting.

Rosemary Carlisle requested that the Board of Directors verify that we as an Association also have the proper insurance coverages to protect the Association as a whole.

Mr. Manderscheid reported that the Board of Directors will revisit the Moovalya Keys insurance coverages and will report back at the next Board of Directors Meeting.

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Sweeney made a motion to approve the **December 2019 Board of Directors Meeting Minutes**. Mr. Coon seconded the motion and the motion carried unanimously.

BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES

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

BOOKKEEPER’S REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Mr. Smith made a motion to approve the **December 2019 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

DECEMBER PREPAID BILLS

Date	Num	Name	Memo	Amount
12/03/2019	DEBIT	Desert Dominion Security	Thanksgiving	558.80
12/07/2019	DEBIT	MyFax Services	Virtual Fax Fee	10.00
		Law Office of John C. Churchill		
12/09/2019	7696		Nov. HOA	247.50
12/09/2019	7697	Davis Building Supply	Key	3.27
12/11/2019	DEBIT	Frontier	667-4484	108.10
12/11/2019	DEBIT	Frontier	667-2840	110.54
12/13/2019	7698	Heather Wilson	GM Advance	1,200.00
12/13/2019	"	"	Fuel	100.00
12/13/2019	"	"	Recording Secy. Advance	125.00
12/15/2019	DEBIT	Republic Services	3-0527-0040037	3,759.00
12/19/2019	DEBIT	GoDaddy	Website	21.17
12/23/2019	DEBIT	APS	612510000	1,590.34
12/23/2019	DEBIT	APS	6276651000	59.09
12/23/2019	7699	Havasu Sweeping	Street sweeping	450.00
12/23/2019	7700	Postmaster	Stamps for statements	165.00
12/26/2019	DEBIT	Brooke Utilities, Inc.	53017-11860	246.89
12/27/2019	7701	Global Gate Controls, Inc.	15 remotes	216.75
			Boathouse Mtg. Rm.	
12/27/2019	7702	La Paz County Sheriff	1/6/20	50.00
12/31/2019	7703	Heather Wilson	GM Balance	1,200.00
12/31/2019	"	"	Fuel	100.00
12/31/2019	"	"	Recording Secy. Balance	125.00
12/31/2019	7704	Otis Hall	December Groundskeeping	800.00
12/31/2019	7705	Sue Thomson	November Bookkeeping	1,250.00
12/31/2019	"	"	Postage	4.95
12/31/2019	"	"	Statement paper	73.41
				<u>12,574.81</u>

BILLS FOR APPROVAL

None

BALANCE SHEET

Mr. Chamber made a motion to approve the **December 2019 Balance Sheet**.

Mr. Sweeney seconded the motion and the motion carried unanimously.

PROFIT AND LOSS REPORT

Ms. Gallio made a motion to approve the **December 2019 Profit and Loss Report**.

Mr. Smith seconded the motion and the motion carried unanimously.

2020 BUDGET REVICE:

Mr. Smith reported that we have not had an independent "Account Review Report" in two (2) years.

Mr. Manderscheid requested that we reach out to Sue Thomson our accountant and report back at the next Board of Directors meeting.

Mr. Smith reported that we need to take a close look at our projections for next year and take into consideration the possibility of unforeseen surprises so that we can continued to support a healthy financial status.

Ms. Wilson reported that Sue Thomson will be presenting the "Financial Reports" and the 2020 Budget to the Board of Directors for review at the next Board of Directors meeting and that the Budget will need to be approved at the March 2, 2020 Board of Directors meeting so that that is it ready for the "Annual Meeting" package that will be sent out to the members via U.S. Mail on March 9, 2020.

GENERAL MANAGER'S REPORT:

Mr. Sweeney made a motion to approve the **December 2019** General Manager's Report. Mr. Chambers seconded the motion and the motion passed unanimously.

OLD BUSINESS:

Construction Progress Report

Ms. Wilson reported that we currently have thirteen (13) Lots that are under some type of construction/home improvements or are pending building permits; Lot 14, Lot 25, Lot 45, Lot 56, Lot 67, Lot 76, Lot 101, Lot 117, Lot 123, Lot 149, Lot 208, Lot 227 and Lot 231.

Down River Boat Ramp Repair

Chris Chambers reported that he will be starting on the replacement of the down river boat ramp next week and that it should only take two (2) weeks total.

Key Pad Access Code

Ms. Wilson reported that starting February 1, 2020 there will only be one key pad assess code and that the notice went out with the "Quarterly" dues statements. Ms. Wilson also reported that the emergency service's code will not change.

Mr. Sweeney requested that we notify the Vista Del Monumento homeowners of the key pad access code.

OLD BUSINESS:

Moovalya Keys Website Member's Only Section

Ms. Wilson reported that the "Members Only" section on the website will be up and running **March 1, 2020** and that the password for the member's only section will be mailed out with the Homeowners Annual Meeting Voting Package.

Homeowner Vehicle and Trailer Lot Stickers

Ms. Wilson reported that the "Homeowner" Vehicle/Trailer Lot ID stickers were mailed out with "Quarterly" dues statements.

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.

Conference Calling System

Mr. Sweeney reported that the Board of Directors has been waiting for specifications and information in regards to the conference calling system that is being requested so that the Board of Directors can review it for approval.

Rosemary Carlisle reported that she will forward the information to the Board of Directors for review and that it is a very easy system to operate and that it allows numerous people to listen in on the meetings will also record the meetings.

Mr. Sweeney reported that once the Board of Directors is in receipt of the information they will review it and will report back at the next meeting.

Rules Committee

Mr. Sweeney reported that the "Rules Committee" have not had a meeting, therefore there is no update.

Rosemary Carlisle asked the Board when the "Rules Committee" was formed and who those members are. Rosemary Carlisle stated that members that were present at the last Board of Directors meeting do not recall being informed of who is on the "Rules Committee" and that they were not given the opportunity to be on the "Rules Committee".

Mr. Sweeney reported the Chuck Smith, Kathy Northcutt, Chuck Baker and himself are the committee members and that the committee members have not met.

Board of Directors Order of Meeting

Mr. Manderscheid reported for clarification purposes only; per the Board of Directors meeting guidelines, members of the association that are in attendance of a Board of Directors meeting are only allowed to comment on non-agenda items at the "**Call to the Public**" and are subject to time limits set by the Board of Directors at the beginning of the Board meeting.

Board of Directors Order of Meeting Continued

Mr. Manderscheid also reported that any agenda item that requires a motion for approval from the Board of Directors, prior to the motion being made, members of the association may comment on the specific agenda item, but must do so per the meeting guidelines.

Mr. Churchill reported that per the meeting guidelines, all agenda items that require a vote by the Board of Directors are to be opened up for comments from the members of the association prior to the vote being made by the Board of Directors.

NEW BUSINESS

Bridge Repair:

Ms. Wilson reported that she has spoken with the Insurance Adjuster and that he is just waiting until she is in receipt of all of the bids and that once the Insurance Adjuster is in receipt of our bids he will schedule a site visit to make his determination. Ms. Wilson also reported that once the Board of Directors has approved the bids then she will submit it to the Insurance Adjuster and that she is planning on submitting it to the Insurance Adjuster by the end of the week.

Annual Meeting

Mr. Manderscheid reported that the “Homeowners Annual Meeting” will be held on April 11, 2020 and will be held in the La Paz County Boating and Safety Training Room located at 8484 Riverside Drive.

2020-2021 Board Member Candidates

Mr. Manderscheid asked if we have received any “Letters of Interest” to be a Board Member. Ms. Wilson reported that no she has not received any “Letters of Interest” and that she is asking the Board for a cutoff date so that she has enough time to get everything printed up and packaged up for mailing.

Mr. Manderscheid reported that all “Letters of Interest/Bios”, must be received by the Board of Directors no later than **February 24, 2020** in order for your name to be on the ballot and your “Letter of Interest/Bio” be added to the voting package to allow Ms. Wilson a couple of weeks to get everything printed up and packaged up for the mailing of the “Homeowners Annual Meeting Voting Package”.

Jamie Holzhauser asked the Board of Directors what the requirements are as far as being considered a candidate. Mr. Manderscheid reported that you must be a property owner and submit a “Letter of Interest/Bio” to the Board of Directors requesting to be on the ballot by **February 24, 2020**.

Annual Meeting Voting Package Mailing

Mr. Manderscheid reported that the “Homeowners Annual Meeting Voting Package” will be mailed out March 9, 2020.

EXECUTIVE SESSION

6:39 PM Executive Session is now in session

7:02 Executive Session adjourned

7:03 Board of Directors Meeting is back in session

Next Board of Directors Meeting is February 3, 2020.

Submitted by Recording Secretary, Heather Wilson