

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
July 12, 2021

CALL TO ORDER:

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

PRESENT:

President	Jack Sweeney	Lot 197
Vice President	Mark Volkoff	Lot 33
Secretary/Treasurer	Karen Gallio	Lot 1
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102
	Kyle Sullivan	Lot 96
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 117
	Kevin Auman	Lot 137
	Chris Chambers	Lot 164

OTHERS PRESENT:

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

PRESENT:

Bill Gallio	Lot 1
Rosemary Carlisle	Lot 25 and Lot 110
JoAnn Van Anrooy	Lot 30
Wayne Gordon	Lot 37 and Lot 38
Bill Woodside	Lot 48
Bill Woodward	Lot 48
Liz Woodward	Lot 48
Chuck Manos	Lot 53
Malin Manos	Lot 53
Lori Coon	Lot 54
Shelly Rushing	Lot 77
Bill Rushing	Lot 77
Kenny Tonkovich	Lot 88
Tom Hight	Lot 107
Ellen Cadoret	Lot 111
David Jones	Lot 113
Lisa Jones	Lot 113
Stan Veld	Lot 119
Margie Veld	Lot 119
Mike Hinkle	Lot 135

Tina Hinkle	Lot 135
Lori Auman	Lot 137
Gerald Vesely	Lot 144
Kathy Goto	Lot 159
Dave Ehlers	Lot 170
Donna Ehlers	Lot 170
Robbie Kaufman	Lot 180
Debra Coffelt	Lot 183
Jerry Seck	Lot 206
Nancy Seck	Lot 206
Wendell Kemme	Lot 207
Jeanie Kemme	Lot 207
Dawn Ayers	Lot 215
Steve Habermann	Lot 226 and Lot 229
Christie Ward	Lot 227
Mike Barrett	Lot 245
Carla Faulkner	David Plunket Realty
Kim Harsch	Robert Gory Realty

ZOOM GUESTS: All those in attendance via zoom.

SPECIAL MEETING

Jake Atwood Lot 75 stated; He feels that the intent of the proposed rules are good, however, he feels that the rules need more clarification.

Jamie Holzhauer homeowner of Lot 74 reported; She believes and the attorney that fifteen (15) other Moovalya Keys homeowners have retained, feel the rules that are being presented are subjective and are being selectively enforced and that their attorney has recommended that his clients object to all of the rules.

Mr. Volkoff reported that he is going to read out loud each rule so that everyone understands what rule we are referring to and then that rule will be voted on so that we can move onto the next rule.

Mr. Sweeney stated; This is not the time to campaign on which way you should vote on the rules, this meeting is all about voting on the proposed rules that we all have had plenty of time to review and Mr. Volkoff is going to read out loud each rule that is going to be voted on and only at that time are we going to allow questions that pertain to the specific rule that was just read and asked that homeowners stop with the campaigning.

General Comment; Wi-Fi connection is continuously losing connection causing inference with the progress of the meeting.

SPECIAL MEETING CONTINUED

Mr. Baker stated; We have a lot of homeowners in attendance who have taken the time to attend the meeting in person and that were all made aware of the possibility of technical problems with the wi-fi connection and how it will only affect those who opted to attend the meeting via zoom.

RULE #8 – INCREASE IN EXISTING FINES

Mark Volkoff read out loud Rule #8, Mr. Churchill clarified; Rule #8 does not mean that the Board can take it upon themselves to increase fines that this can only be done with adequate notice to the membership and that means, the Board is required to send out a written notice to the entire membership notifying the membership of the proposed increase of a fine for a particular rule, once that has transpired and the membership has had the opportunity to vote on the proposed fine increase then the Board will proceed with whichever way the vote goes.

Rule #8 voting in the process, however wi-fi connection keeps dropping. Voting of Rule #8 completed.

RULE #1 -NOISE AND NUISANCE

Mark Volkoff read Rule #1 out loud. Mr. Sweeney noted; if you have been issued a fine for Noise and Nuisance after 365 days of being violation free for Noise and Nuisance then your fine status will be reset.

Mr. Churchill clarified the rule; When a homeowner owner is blasting their music and you kindly asked them to turn it down and they refuse your request, this is called disturbing the peace also called disorderly conduct, which is a crime, it is also a civil action and this is where the civil action pertains to us as homeowners, in which we have all signed an agreement with the Association called the CC&R's, that are tied in with the Association's rules and this proposed rule would allow the Association to fine you for Noise and Nuisance, therefore you can be criminally liable by the law for disturbing the peace or disorderly conduct and civically labile which means the Association can also fine you.

Rule #1 is in the voting process, however wi-fi connection keeps dropping.

Ms. Gallio stated; She feels that homeowners need to be present to vote that the process that we are using is not working and made a motion to close the Special Meeting at this time and revisit in September. Mr. Volkoff seconded the motion and the motion passed unanimously.

Mr. Sweeney adjourned the Special Meeting at 6:58 pm and stated that we will reconvene the regular Board of Directors meeting after a ten-minute break.

Board of Directors Meeting reconvened at 7:10

CALL TO THE PUBLIC:

Cracks in Stucco on HOA Block Wall

Steve Habermann homeowner of Lot 226 and Lot 229, brought it to the Boards attention that he noticed cracking on the stucco of our block wall at the trash enclosure area that is up against Phil Bollman’s property and he is concerned that Phil Bollman’s property hillside is damaging our block wall due to the recent grading of his property.

Mr. Sweeney reported; He has already reached out to Phil Bollman regarding Mr. Habermann’s concerns and asked the General Manager Heather Wilson to obtain pictures and that he will follow-up with Phil Bollman.

Dredging of the Canals

Jamie Holzhauer homeowner of Lot 74 expressed her concerns in regards to the depth of the water in our canals and suggested that the Board look into dredging of the canals.

Mr. Sweeney reported; The depth of the canals has not changed in all of the years that he has lived in the Moovalya Keys and only the Army Corp of Engineers has the authority to allow dredging of the canals and even then, it would need to be voted on by the membership, due to the fact it will cost the Association hundreds of thousands of dollars in engineering fees if the Army Corp would allow it.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

Mr. Coon made a motion to approve the Board **of Directors Meeting Minutes of June 2021**. Mr. Auman seconded the motion and the motion carried unanimously.

FINANCIALS

Bookkeeper’s Report, Prepaid Bills and Bills for Approval

Mr. Auman made a motion to approve the **June 2021 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Smith seconded the motion and the motion carried unanimously.

PREPAID BILLS

6/01/2021	ACH	Desert Dominion Security	Memorial Day Weekend	548.64
06/02/2021	7902	Larry's Professional Painting	1/22/21 proposal	2,957.00
06/03/2021	7903	Auto-Owners Insurance	Annual liability insurance	4,930.46
06/05/2021	7905	Melinda Christman	Ballot Counting Services	400.00
06/07/2021	ACH	Desert Dominion Security	June 4 & 5	228.60
06/07/2021	ACH	MyFax Services	Virtual Fax Fee	10.00
06/09/2021	ACH	Arizona Corporation Commission	Annual Report	10.00
06/10/2021	ACH	Frontier	667-2840	114.03
06/10/2021	ACH	Frontier	667-4484	111.59
06/10/2021	7906	Law Office of John C. Churchill	May	2,392.50
06/10/2021	7907	Mike's Contracting, Inc.	Gravel parking lot	2,046.33
06/10/2021	7908	Davis Building Supply	Cleaning supplies	26.28

		"	Flag nylon	40.54
06/10/2021	7909	La Paz County Sheriff	July 12 meeting room fee	50.00
06/13/2021	ACH	Grissum Security	June 11 & 12 74	365.76
06/14/2021	ACH	Republic Services	3-0527-0040037	4,337.76
06/15/2021	7910	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
06/15/2021	ACH	MyParkingSign.com	Exit gate stop sign	122.56
06/15/2021	ACH	MyParkingSign.com	Dead End Road sign	41.79
06/15/2021	7911	Postmaster	Stamps for Special Meeting Notice	187.50
06/16/2021	7912	Postmaster	Stamps for statements	165.00
06/17/2021	7913	HD Supply Facilities Maintenance	Parking passes	135.60
06/17/2021	7913	HD Supply Facilities Maintenance	Violation stickers	114.13
06/17/2021	7914	Colorado River Regional Crisis	5280 copies / annual mtg. mailout	792.00
06/17/2021	7915	Global Gate Controls, Inc.	20 remotes	289.00
06/17/2021	ACH	Quill	Toner (GM)	124.02
06/21/2021	ACH	APS	6276651000	92.57
06/21/2021	ACH	APS	6125100000	1,638.00
06/21021	ACH	Grissum Security	June 18 & 19	365.76
06/22/2021	7916	Havasu Sweeping	Street sweeping	450.00
06/23/2021	ACH	Quill	2000 statement envelopes	192.45
06/28/2021	ACH	EPCOR	0811061	578.14
06/29/2021	ACH	Grissum Security	June 25 & 26	365.76
06/29/2021	7920	Heather Wilson	Disclosure Fee Commissions	100.00
06/29/2021	ACH	ZOOM	Annual Subscription	149.90
06/30/2021	7917	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
06/30/2021	7918	Otis Hall	June Groundskeeping	800.00
06/30/2021	7919	Sue Thomson	June Bookkeeping	1,250.00
		"	Postage	7.70
		"	Invoice envelopes	61.90
		"	Toner	118.35
				30,028.28

BILLS FOR APPROVAL

Office of John C. Churchill (June HOA) \$2,557.50

BALANCE SHEET

Mr. Smith made a motion to approve the **June 2021 Balance Sheet**. Ms. Gallio seconded the motion and the motion carried unanimously.

PROFIT AND LOSS STATEMENT

Ms. Gallio made a motion to approve the **June 2021 Profit and Loss Statement**. Ms. Furnell seconded the motion and the motion carried unanimously.

OLD BUSINESS

Construction Progress Report

Mr. Sweeney reported; The July Construction Report has been sent out via email and we have fifteen (15) projects on the July Construction Report and they are Lot 13, Lot 14, Lot 25, Lot 42, Lot 67, Lot 75, Lot 83, Lot 101, Lot 107, Lot 123, Lot 181, Lot 200, Lot 208, Lot 226, and Lot 227.

LOT 226 – 8908 RIVERSIDE DRIVE

Mr. Sweeney asked Mr. Habermann for a timeline as to when he is going to complete the addition to his house so that he is in compliance with the CC&R square footage.

Mr. Habermann reported; The slab has been poured and he is waiting for the framing contractor to schedule him and that he anticipates the framing work to be done in October 2021.

Repair Damaged Block Wall at Down River Boat Ramp

Mr. Sweeney reported. The HOA has been reimbursed by the Insurance company and the replacement of the damaged block been completed and we are just waiting for the painting contractor.

Replacement of the North Launch Ramp and Retaining Wall

Mr. Sweeney reported; No update at this time, but we will be visiting this issue in the fall.

NEW BUSINESS

New Pressure Washer

Ms. Wilson reported; We need to replace our pressure washer machine and is seeking Board approval to purchase a new one.

Mr. Sweeney made a motion to approve a not to exceed amount of **\$800.00** for the purchase of a new pressure washer machine. Mr. Baker seconded the motion and the motion passed unanimously.

Plans for Approval Lot 181 – 8801 Yaqui Loop

Mr. Sweeney reported; He is in receipt of drawings for approval for Lot 181 and the plans are not in compliance with the CC&R's and made a motion to **not** approve the plans as submitted for Lot 181 – 8801 Yaqui Loop. Mr. Baker seconded the motion and the motion passed unanimously.

EXECUTIVE SESSION

No Executive Session.

Note: There will be no August 2021 Board of Directors meeting.

Next Board of Directors Meeting is on September 13, 2021 at 6:00 pm at the La Paz County Sheriff Boating and Safety Center on Riverside Drive.

Meeting Adjourned 8:24 PM