

LAKE MOOVALYA KEYS
Approved Board of Directors
Meeting Minutes
March 1, 2021

CALL TO ORDER:

Mr. Sweeney called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 pm. Mr. Sweeney asked Zoom participants to use the "Raise Your Hand" feature in Zoom if they wish to speak and that Ms. Wilson will acknowledge you when it is your turn.

PRESENT: VIA ZOOM

President	Jack Sweeney	Lot 197
Vice President	Kevin Auman	Lot 137
Secretary/Treasurer	Karen Gallio	Lot 1
	Kit Furnell	Lot 16
	Mark Volkoff	Lot 33
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Bill Manderscheid	Lot 228

OTHERS PRESENT:

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

ABSENT:

Chuck Baker	Lot 117
Chris Chambers	Lot 164

ZOOM GUESTS:

Dianne Atwood	Lot 76
Rosemary Carlisle	Lt 110 and Lot 125
Hamish Bell	Lot 121
Mark Panetta	Lot 130
Robert McKay	Lot 137
Bob Colby	Lot 142
Linda Deters	Lot 142
Bill Woodward	Lot 148
Liz Woodward	Lot 148
Derek Sabor	Lot 211
Scott Homan	Lot 212
Dennis Smith	Lot 214
Steve Habermann	Lot 226 and Lot 229
Kathleen Habermann	Lot 226 and Lot 229
Mary Hamilton	

CALL TO THE PUBLIC:

Mr. Volkoff reported; The property that is being graded above us where the trash enclosure area is located has a lot of dirt piling up against our wall and that the wall is not a retaining wall and this is concerning

Mr. Sweeney reported; That property is owned by Phil Bollman and he has already spoken to Phil Bollman about it and Phil Bollman will be taking care of it, that he only at the beginning stages of grading.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

Ms. Gallio made a motion to approve the **Board of Directors Meeting Minutes**. Mr. Coon 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 **February 2021 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Smith seconded the motion and the motion carried unanimously.

BALANCE SHEET

Mr. Smith made a motion to approve the **February 2021 Balance Sheet**. Mr. Volkoff seconded the motion and the motion carried unanimously.

PROFIT AND LOSS STATEMENT

Mr. Auman made a motion to approve the **February 2021 Profit and Loss Statement**. Ms. Gallio seconded the motion and the motion carried unanimously.

Construction Progress Report

Mr. Sweeney reported; we currently have sixteen (16) projects under construction or pending Board approval. Lot 14, Lot 25, Lot 42, Lot 67, Lot 75, Lot 76, Lot 83, Lot 101, Lot 123, Lot 181, Lot 200, Lot 208, Lot 226, Lot 227, Lot 228 and Lot 231.

REVIEW OLD BUSINESS CONTINUED

Rental Review Committee

Mr. Sweeney reported; He truly believes when it comes to complaints with rental properties that it is the local management company's responsibility to handle the complaints not the HOA and when it is a complaint with the actual property owner, the property owner is the management company and they are expected to fix their own problems and if they do not then the sheriff is called.

Mr. Sweeney also reported; It is not the responsibility of the Moovalya Keys HOA to manage rental properties and this is why rental properties need to have local management and these management companies need to make themselves available to handle their rental issues.

Mr. Volkoff reported; He will make the changes accordingly, resubmit them to the Board and John Churchill for final review so that the rules can be voted on either at a special meeting or at the Annual Meeting.

REVIEW OLD BUSINESS CONTINUED

Rental Review Committee

Mr. Sweeney reported; Once we have the final draft, he would like to have it posted on the website for thirty (30) days so that all members have the opportunity to review the new proposed rules and are allowed the opportunity to give their input, prior to putting the new rules out to the membership for the final vote.

TIS Sheets

Mr. Sweeney reported; The Arizona State Law allows the association to charge a \$25.00 processing fee for both long and short-term rentals and the Moovalya Keys requires that rental properties submit a TIS Sheet for each rental and pay the \$25.00 processing fee for both long and short-term rentals.

NEW BUSINESS

Lot 181 – 8801 Yaqui Loop – Velazquez Plans for Approval

Mr. Sweeney reported; He is in receipt of plans for Lot 181 – 8801 Yaqui Loop that are showing a two-foot eve around the outside perimeter of the structure, there is no structural changes and they are going to stucco the exterior wood and that the plans are in compliance with the CC&R's.

Mr. Sweeney also noted; The plans that he received were too big to scan to email them to the Board.

Mr. Sweeney made a motion to approve the plans for Lot 181 – 8801 Yaqui Loop as submitted. Mr. Volkoff seconded the motion and the motion carried unanimously.

Mr. Auman requested that in the future the Board require future plans to be submitted to the Board electronically so that Board members have a chance to review them prior to the Board, due to the fact that we have been holding our meetings via zoom.

Lot 226 – 8908 Riverside Drive Habermann Plans for Approval

Mr. Sweeney reported; The Habermann's have resubmitted new plans that reflect a new 400 square foot Bonus room, which will put the plans in compliance with the 1,400 square foot of livable space requirement and the plans also comply with the height restriction and the setbacks.

Mr. Sweeney made a motion to approve Lot 226 – 8908 Riverside Drive Plans as submitted. Mr. Volkoff seconded the motion. Mr. Manderscheid abstained and the motion passed.

Lot 228 – 8930 Riverside Drive Manderscheid Plan for Approval

Mr. Sweeney reported; He is in receipt of revised plans for the partition wall that Mr. Manderscheid wants to install on his property and that he is aware that Mr. Manderscheid has obtained a survey of his property however, this is not a concern of the Board, the concern of the Board is whether or not his plans for the partition wall are in compliance with our CC&R's, and they are.

Mr. Auman made a motion to approved the plans as submitted for the partition wall. Karen Gallio seconded the motion, Mr. Manderscheid abstained and the motion passed.

NEW BUSINESS CONTINUED

Annual Meeting

- Annual Meeting date **June 5, 2021**
- Location - La Paz County Park Don T. Pavilion Building
- Letters of Interest for Board Member Candidates – **Deadline April 15, 2021**
- Homeowners Annual Meeting Voting Packages in the mail on or **before May 3, 2021**

Third Party to Count Ballots

Mr. Sweeney reported; He does not see any real issues with the utilization of a third party to count the votes, but he is concerned as to how many people are really concerned as to how we actually count the votes.

Mr. Sweeny also reported; The way our CC&R's are currently written, members are allowed to have the opportunity to vote in person at the Annual Meeting.

Derek Sabor stated; He feels there are enough members that would not object to the Association paying \$600.00 for the first year then \$89.00 every year after that, just to have piece of mind that the votes are being counted accurately.

Derek Sabor suggested that we use a third party to count the mailed in votes prior to the meeting and then at the Annual Meeting we have two (2) people available to count the votes that are hand delivered to the Annual Meeting.

Mr. Sweeney reported; He will draft up an amendment to the CC&R's that will allow offsite third party voting in its entirety and will send it to John Churchill for review and to put it into a written format that can be voted on by the membership for the June 2021 Meeting, in the meantime we will have Ms. Wilson reach out to Parker Accounting for this year's voting.

Ms. Wilson asked Mr. Sweeney if it would be ok to have all of our ballots mailed directly to Parker Accounting and allow them to count the ballots at their office and then we get two volunteers to attend our Annually Meeting and have them collect and count the hand delivered ballots and add them to Parker Accounting's pre-counted tally.

Mr. Sweeney made a motion to ask Parker Accounting to count our ballots for 2021.
Mr. Smith seconded the motion Blane Coon abstained and the motion passed.

Executive Session:

No Executive Session

Mr. Sweeney adjourned the meeting at 6:56 pm.

Next Board of Directors Meeting will be April 5, 2121 at 6:00 pm via Zoom.

Submitted by Recording Secretary Heather Wilson