

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
October 4, 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 Via Zoom
Secretary/Treasurer	Karen Gallio	Lot 1 Via Zoom
	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
	Kevin Auman	Lot 137

ABSENT

Chuck Baker	Lot 117
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OTHERS PRESENT:

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

PRESENT:

Trish Wikoff	Lot 95
Joan Smith	Lot 103 and Lot 104
Joyce Downs	Lot 155
Gordon Downs	Lot 155
Steve Habermann	Lot 226 and Lot 229
Kim Harsch	RGR Realty

PRESENT VIA ZOOM

Shane Hankins	Lot 22
Rosemary Carlisle	Lot 25 and Lot 110
Laura Parkhouse	Lot 40
Dorae Pagano	Lot 62 and Lot 87
Malin Manos	Lot 53
Charles Manos	Lot 53
Jake Atwood	Lot 75
Jamie Holzhauer	Lot 76
David Elliott	Lot 100
Tony Gaipa	Lot 118
Hamish Bell	Lot 121
Mark Panetta	Lot 130
Lori Auman	Lot 137
Linda Deters	Lot 142
Bob Colby	Lot 142
Bill Woodward	Lot 148
Liz Woodward	Lot 148

PRESENT VIA ZOOM

Dan Mulcahy	Lot 151
Mark Nichols	Lot 169
Jesse McBain	Lot 179
Robert Velasquez	Lot 181
Kathleen Habermann	Lot 226 and Lot 229

CALL TO THE PUBLIC:

Cameras at Trash Enclosures

Mr. Coon asked the Board to consider the installation of video cameras at the trash enclosure area due to the fact that the items that are being dumped at the trash are getting out of control such as refrigerators and mattresses.

Mr. Sweeney stated that it is certainly something the Board can look into.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

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

FINANCIALS

Bookkeeper’s Report, Prepaid Bills and Bills for Approval

Mr. Chambers made a motion to approve the **September 2021 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

SEPTEMBER PREPAID BILLS

Date	Num	Name	Memo	Amount
09/06/2021	ACH	Grissum Security	Labor Day weekend	388.62
09/06/2021	7944	Patrick Porterfield	Replace 3 sprinkler heads	62.00
09/07/2021	ACH	MyFax Services	Virtual Fax Fee	10.00
09/07/2021	7945	La Paz County Sheriff	Sept. 13 meeting room fee	50.00
09/09/2021	7946	Global Gate Controls, Inc.	15 remotes	216.75
09/09/2021	7947	Patrick Porterfield	Sprinkler & hose repair (parts \$25; labor \$20)	45.00
09/09/2021	7948	Davis Building Supply	Cleaning supplies	22.56
		"	Flag	76.71
09/14/2021	ACH	Republic Services	3-0527-0040037	4,546.76
09/14/2021	ACH	Intuit	Direct deposit fee	1.75
09/15/2021	ACH	Frontier	667-2840	113.45
09/15/2021	ACH	Frontier	667-4484	111.01
09/15/2021	DD	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
09/15/2021	7949	Quill	DYMO LabelWriter labels	50.03
09/15/2021	7950	Patrick Porterfield	Anti-siphon valve (labor \$25; parts \$95)	120.00
09/17/2021	7951	David Holstein	Dixon TIS Fee Refund	25.00
09/17/2021	7952	La Paz County Sheriff	Oct. 4 meeting room fee	50.00
09/20/2021	7953	Postmaster	Stamps	174.00
09/22/2021	ACH	APS	6125100000	1,640.28
09/22/2021	ACH	APS	6276651000	115.14
09/23/2021	7954	McIntosh Controls, Inc.	Service gate	380.00
09/23/2021	7955	Lot 39 - Jansing	Refund \$676 HOA dues at close of escrow	-----
09/28/2021	7956	Havasu Sweeping	Street sweeping	450.00
09/28/2021	7957	Sensible Electrical Solutions	Launch Ramp Electrical	720.00

09/30/2021	DD	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
09/30/2021	DD	Sue Thomson	September Bookkeeping	1,250.00
		"	Postage	13.92
		"	Invoice paper, statement paper, address labels	63.94
09/29/2021	ACH	EPCOR Water Utility	0811061	611.75
09/29/2021	ACH	Intuit	Direct deposit fees	3.50
09/30/2021	7958	Otis Hall	September Groundskeeping	<u>800.00</u>
				15,428.83

BILLS FOR APPROVAL

Law Office of John C. Churchill (HOA 7/7 through 9/28) \$1,650.00

BALANCE SHEET

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

PROFIT AND LOSS STATEMENT

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

OLD BUSINESS

Construction Progress Report

Mr. Sweeney reported; The September Construction Report has been sent out via email and we have fourteen (14) 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 123, Lot 181, Lot 200, Lot 208, Lot 226, and Lot 227.

Lot 168 – 8941 Yaqui Loop

Ms. Wilson reported; She has picked up a construction deposit today for Lot 168 – 8941 Yaqui Loop, the property has closed escrow and the new owner is going to start demo and will be submitting construction drawings to the Board for approval.

Drawings for Approval

Lot 181 – 8801 Yaqui Loop

Mr. Sweeney reported; He is in receipt of construction drawings for Lot 181 – 8801 Yaqui Loop and the plans are in compliance with the CC&R's and made a motion to approve the drawings as submitted. Mr. Chambers seconded the motion and the motion passed unanimously.

Lot 230 – 8958 Riverside Drive – Palmquist Property

Mr. Sweeney reported; Lot 230 – 8958 Riverside Drive, the Palmquist property has submitted information in regards to the installation of solar panels on their property and that solar panels do not fall under any height restrictions so they are in compliance and made a motion to approve the solar panel installation as submitted. Chris Chambers seconded the motion and the motion passed unanimously.

NEW BUSINESS

Bookkeepers Compensation Review

Mr. Sweeney reported; The Board is in receipt of a request for from our Bookkeeper Sue Thomson to increase her monthly rate and that he has spoken with Sue and they both agreed that a \$250.00 per month rate increase is more than reasonable.

Mr. Chambers made a motion to approved the \$250.00 per month rate increase for Sue Thomson effective October 1,2021. Mr. Sweeney seconded the motion and the motion passed unanimously.

Bollman Property

Mr. Sweeney reported; Mr. Churchill is in the process of sending Mr. Bollman a letter regarding the dirt and rocks that are falling down behind our trash area and up against our block wall.

Rules Committee Workshop Dates

Mr. Volkoff reported; The workshop meeting dates should to be on a Saturday, so that more homeowners are available to meet in person and the first workshop date will be on **Saturday December 4, 2021 from 10:00 am until 12:00 noon** and will take place at the La Paz County Sheriff's Boating and Safety Training Room located at 8484 Riverside Drive, Parker AZ.

Mr. Volkoff stated; The workshops will be held in person only **no** Zoom will be offered and the workshops are open to all homeowners.

Mr. Volkoff also stated; The intent of the workshops are to give all homeowners the opportunity to give their feedback in person on the previously proposed rules and the opportunity to fine tune the previously proposed rules based on the input from the members at the workshop.

Zoom Instructions

Jamie Holzhauer requested that the Zoom instructions include a dial in telephone number to allow the members to call into the Board meeting and to also include the Zoom link in the body of the email that is sent to the community.

Ms. Wilson reported; Moving forward she will provide a dial in telephone number for the Zoom Board meeting to allow members to attend the Board meeting by calling in on the telephone versus getting on the computer and that she will also include the Zoom link in the body of the email that is sent out to the community,

Recording of the Meetings and copies thereof

Jamie Holzhauer homeowner of Lot 76 stated the following; She has received requests from members of the HOA to have the Board meetings recorded and socialized for those who cannot attend the Board meeting and also for those who did not understand what was actually said at the Board meeting could go back and listen to the recording.

NEW BUSINESS CONTINUED

Recording of the Meetings and copies thereof continued

Mr. Sweeney reported; In response to Ms. Holzhauer's request to have the Board meetings recorded and socialized, he stated that the Board does not require the Board meetings to be recorded, that the recording secretary, Heather Wilson records the Board meeting on her personal recorder for note taking purposes only so that she can generate the meeting minutes.

Mr. Sweeney advised Ms. Holzhauer if she would like recordings of the Board meetings that she could record the Board meetings herself, however, she does need to announce that she is recording a Board meeting.

Mr. Sweeney also stated; The Board is not required to record the Board meetings and that the Board is not willing to start recording the Board meetings on Ms. Holzhauer's behalf and if Ms. Holzhauer wants the Board meetings to be recorded and socialized, then she will need to get 10% of the membership together to request a "Special Meeting" to discuss the request to record and socialize the Board meetings and that it will need to be voted on by the entire membership.

EXECUTIVE SESSION

6:30 pm Executive Session is now in session

6:50 Regular Meeting back in session

Meeting Adjourned 6:50

Next Board of Directors Meeting is on November 1, 2021 at 6:00 pm at the La Paz County Sheriff Boating and Safety Center 8484 Riverside Drive. This is an open Board meeting and will also be made available via Zoom.