

LAKE MOOVALYA KEYS
Board of Directors
Meeting Minutes
Approved September 13, 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 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 Via Zoom

ABSENT

Chuck Baker	Lot 117
Chris Chambers	Lot 164

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:

No Members present in person at meeting

PRESENT VIA ZOOM

Steve Green	Lot 12
Jacklyn Oosten	Lot 20
Lori Hankins	Lot 22
Shane Hankins	Lot 22
Rosemary Carlisle	Lot 25 and Lot 110
Laura Parkhouse	Lot 40
Jake Atwood	Lot 75
Jamie Holzhauer	Lot 76
Fabio Gaipa	Lot 120
Hamish Bell	Lot 121
Mark Panetta	Lot 130
Linda Deters	Lot 142
Bob Colby	Lot 142
Bill Woodward	Lot 148
Liz Woodward	Lot 148
Mark Nichols	Lot 169
Jesse McBain	Lot 179
Richard Arnold	Lot 191
Derek Sabor	Lot 211
Sherry Homan	Lot 212

CALL TO THE PUBLIC:

Jamie Holzhauser homeowner of Lot 76 requested when the Board sends out notices/emails to the membership in regards to the Board meetings, that the notices/emails clearly state that the membership can attend the meetings in person or via Zoom.

Mr. Sweeney reported; All of the Board meetings are open to the public and have always been open to the public since May 2021, however he will take note to her concerns.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

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

FINANCIALS

Bookkeeper’s Report, Prepaid Bills and Bills for Approval

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

JULY PREPAID BILLS

Date	Num	Name	Memo	Amount
07/01/2021	7921	Extreme Performance Contracting LLC	Repair wall at lower boat ramp	4,150.00
07/05/2021	7922	VOID	VOID	0.00
07/06/2021	ACH	Grissum Security	July 4th weekend	548.64
07/06/2021	7923	Patrick Porterfield	Replace irrigation valve/plumbing	125.00
07/07/2021	ACH	MyFax Services	Virtual Fax Fee	10.00
07/09/2021	7925	CopperPoint Mutual	Worker's Comp	337.80
07/14/2021	ACH	Grissum Security	July 9 & 10	320.04
07/14/2021	7926	Law Office of John C. Churchill	June	2,557.50
07/15/2021	ACH	Republic Services	3-0527-0040037	6,424.47
07/15/2021	7924	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
07/16/2021	ACH	Frontier	667-2840	114.03
07/16/2021	ACH	Frontier	667-4484	111.59
07/20/2021	DEBIT	Grissum Security	July 16 & 17	365.76
07/22/2021	DEBIT	APS	6125100000	1,639.46
07/22/2021	DEBIT	APS	6276651000	90.10
07/27/2021	DEBIT	Grissum Security	July 23 & 24	365.76
07/28/2021	DEBIT	EPCOR	0811061	497.49
07/29/2021	7927	DoorKing Inc.	Annual server subscription	164.45
07/30/2021	7928	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
07/30/2021	7929	Otis Hall	July Groundskeeping	800.00
07/30/2021	7930	Otis Hall	Clean up under oleanders	200.00
		"	Install new signs on front gates	50.00
07/30/2021	7931	Sue Thomson	July Bookkeeping	1,250.00
		"	Postage	4.95
07/30/2021	7932	Cintas	Back flow inspection	150.00
				<u>23,593.70</u>

AUGUST PREPAID BILLS

Date	Num	Name	Memo	Amount
08/05/2021	ACH	Grissum Security	July 27 & 28	365.76
08/07/2021	ACH	MyFax Services	Virtual Fax Fee	10.00
08/10/2021	ACH	Grissum Security	August 6 & 7	365.76
08/13/2021	7933	Heather Wilson	Disclosure Fee Commissions	150.00
08/13/2021	7934	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
08/13/2021	7935	Davis Building Supply	#130290	13.87
08/14/2021	ACH	Republic Services	3-0527-0040037	5,847.45
08/16/2021	ACH	Frontier	667-4484	111.01
08/16/2021	ACH	Frontier	667-2840	113.45
08/17/2021	ACH	Grissum Security	August 13 & 14	320.04
08/18/2021	ACH	Home Depot	Pressure washer	483.12
08/19/2021	7940	Parker Tree Service	Trim trees	650.00
08/23/2021	ACH	APS	6276651000	120.80
08/23/2021	ACH	APS	6125100000	1,640.28
08/23/2021	ACH	Grissum Security	August 20 & 21	342.90
08/24/2021	7941	Larry's Professional Painting	Paint repaired boat ramp walls	747.00
08/26/2021	ACH	EPCOR	0811061	510.94
08/30/2021		Intuit	Direct Deposit Fees	3.50
08/31/2021	7942	Otis Hall	Mud clean-up behind dumpsters	150.00
08/31/2021	DD	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
08/31/2021	DD	Sue Thomson	August Bookkeeping	1,250.00
		"	Postage	63.25
08/31/2021	7943	Otis Hall	August Groundskeeping	800.00
08/31/2021	ACH	Grissum Security	August 27 & 28	365.76
				17,741.55

BALANCE SHEET

Mr. Smith made a motion to approve the **July and August 2021 Balance Sheets**. Ms. Sweeney seconded the motion and the motion carried unanimously.

PROFIT AND LOSS STATEMENT

Mr. Volkoff made a motion to approve the **July and August 2021 Profit and Loss Statement**. Mr. Sullivan 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 226 – 8908 Riverside Drive

Mr. Auman asked Mr. Sweeney if Mr. Habermann has given the Board a timeline as to when the construction on his lot is going to be completed.

Mr. Sweeney reported; It is his understanding Mr. Habermann was expecting his framing contractor to start work on his project mid-October and that Mr. Haberman was reluctant to give a timeline until he was able to confirm his contractor was actually going to start the work in mid-October.

OLD BUSINESS CONTINUED

Discussion Replacement of the North Launch Ramp and Retaining Wall

Ms. Wilson reported; She has sent a survey plan to Plans Plus Architectural Firm and is waiting to hear back from them.

Lot 181 – 8801 Yaqui Loop

Mr. Sweeney reported; The homeowner will be resubmitting plans for approval next month.

Recap of July 12, 2021 Special Meeting

Mr. Sweeney reported; If the Board is going to move forward with another Special Meeting in regards to the proposed rules, the voting needs to be in person or via U.S Mail, that we do not have the internet capability to operate a Special Meeting via Zoom especially when we have over sixty (60) people trying to attend the meeting via Zoom.

Ms. Northcutt suggested that the next Special Meeting be held in person on a Saturday, so that more homeowners can attend.

Jake Atkins – Lot 76 Apache Loop stated; Before we move forward with another vote, is it possible to have discussions on the proposed rules prior to the Special Meeting, so that we can express our concerns and be given the opportunity to get our questions answered regarding our concerns.

Mr. Volkoff reported; He agrees with Jake Atkins in regards to having a meeting prior to a Special Meeting, to allow homeowners an opportunity to give their input and then decide if adjustments need to be made to the proposed rules before they go back out to a vote again and the original goal was to come up with something that was a compromise from both sides.

Recap of July 12, 2021 Special Meeting

Mr. Sweeney stated; We need to set up at least two (2) open workshops to allow the membership the opportunity to give their input and that the Board will come up with some dates for the open workshops and that the Board will report back at the next Board meeting.

Mr. Sweeney also stated; At this time the all voting has been tabled until further notice.

Jamie Holzhauer stated; According to the By-Laws - Article 2 Section 2 – Special Meetings, the way she is reading it; twenty-six (26) homeowners can get together and request a “Special Meeting,” and that the Board cannot call a “Special Meeting” unless requested to do so by twenty-six (26) homeowners.

Mr. Sweeney asked Mr. Churchill our legal counsel to respond to Jamie Holzhauer’s concerns when it comes to “Special Meetings”.

Mr. Churchill reported; In response to Jamie Holzhauer’s interpretation of the By-Laws, the By-Laws actually state there are two ways that a Special Meeting can be called and they are as follows:

1. A Special Meeting **may** be called by the majority of the Board of Directors
2. A Special Meeting **shall** be called when there is a request in writing from ten percent of the homeowners.

OLD BUSINESS CONTINUED Mr. Churchill then stated; That being said, a Majority of the Board has the discretion to call a Special Meeting, however, it must call a special meeting when ten percent of homeowners have requested one in writing.

Jamie Holzhauser's response to John Churchill was, she disagrees.

NEW BUSINESS

Request to upgrade our Zoom conference equipment

Mr. Sweeney reported; This has been addressed earlier in the meeting, the internet service that we are provided with will not support our needs no matter what equipment we purchase, and the Board has agreed to purchase a microphone so that those attending the meeting via Zoom can hear what the people are saying that are attending the meeting in person. Mr. Volkoff stated that he would look into the purchase of a microphone.

Plans for Approval Lot 13 – 8864 Moovalya Drive - Harriman

Mr. Sweeney reported; He is in receipt of drawings for approval for Lot 13 – 8864 Moovalya Drive and the plans are in compliance with the CC&R's and made a motion to approve the plans as submitted for Lot 13 – 8864 Moovalya Drive. Ms. Furnell seconded the motion and the motion passed unanimously.

Plans for Approval Lot 75 – 8879 Apache Loop - Atwood

Mr. Sweeney reported; He is in receipt of drawings for approval for Lot 75 for solar panels that do not come under the 18' height rule, so it is just a formality there is no compliance involved and made a motion to approve the plans as submitted for Lot 75 – 8879 Apache Loop. Mr. Volkoff seconded the motion and the motion passed unanimously.

Bollman Property

Mr. Sweeney reported; The property that is up behind the trash area that is owned by Phil Bollman, where the grading is taking place, has caused a lot of dirt and rocks to fall down behind our trash area and up against our block wall which is hazardous and the last rain we had caused a lot of mud to slide down the hill side which landed inside our trash enclosures that required a lot of clean-up.

Mr. Sweeney also reported; He has spoken with Phil Bollman about the issue and Phil Bollman has not done what was asked of him verbally and he feels that we should have John Churchill send him a letter informing him that he needs to clean up his mess.

Mr. Sweeney made a motion to have John Churchill write Phil Bollman a letter in regards to the dirt and rocks that have fallen down behind our trash enclosure and up against our block wall that is creating a mess and is hazardous. Mr. Smith seconded the motion and the motion passed unanimously.

EXECUTIVE SESSION

No Executive Session.

Next Board of Directors Meeting is on October 4, 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.

Meeting Adjourned 6:41