

LAKE MOOVALYA KEYS
Approved Board of Directors Meeting Minutes
April 4, 2022

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
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Kevin Auman	Lot 137 Via Zoom

ABSENT

Kyle Sullivan	Lot 96
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	Lot 166
	Diane Atwood	Lot 75
	Russell Atwood	Lot 75

PRESENT VIA ZOOM

Marko Mazola	Lot 16
Rosemary Carlisle	Lot 25
Laura Parkhouse	Lot 40
Chuck Manos	Lot 53
David Elliott	Lot 100
Mark Panetta	Lot 130
Bob Colby	Lot 142
Sherry Homan	Lot 212
Scott Homan	Lot 212

CALL TO THE PUBLIC:

No Call

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

Ms. Gallio made a motion to approve the **March 2022 Board of Directors Meeting Minutes**. Ms. Northcutt seconded the motion and the motion carried unanimously.

FINANCIALS

Bookkeeper’s Report, Prepaid Bills and Bills for Approval

Mr. Smith made a motion to approve the **March 2022 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Gallio seconded the motion and the motion carried unanimously.

MARCH 2022 PREPAID BILLS

Date	Num	Name	Memo	Amount
03/03/2022	8003	Postmaster	Postage for annual mtg. mailouts	422.40
03/07/2022	ACH	MyFax Services	Virtual Fax Fee	10.00
03/09/2022	8004	Law Office of John C. Churchill	February	797.50
03/10/2022	ACH	SMARTSIGN	Parking Stickers	140.66
03/15/2022	8005	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
03/17/2022	ACH	Republic Services	3-0527-0040037	3,814.47
03/18/2022	ACH	Frontier	667-2840	110.28
03/18/2022	ACH	Frontier	667-4484	107.87
03/18/2022	8006	La Paz County Sheriff	4/4 meeting room fee	50.00
03/18/2022	ACH	Amazon	Soaker hoses	95.79
03/21/2022	8007	Postmaster	Stamps	174.00
03/28/2022	ACH	EPCOR Water Utility	0811061	241.18
03/29/2022	ACH	APS	6276651000	59.55
03/29/2022	ACH	APS	6125100000	1,615.44
03/31/2022	8008	Heather Wilson	Disclosure Fee Commissions (7)	350.00
03/31/2022	8009	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
03/31/2022	8010	Otis Hall	March Groundskeeping	800.00
03/31/2022	8011	Havasu Sweeping	Street sweeping	450.00
03/31/2022	8012	McIntosh Controls, Inc.	Service gate	740.00
03/31/2022	8013	Sue Thomson	March Bookkeeping	1,500.00
		"	Postage	12.76
				14,808.56

BILLS FOR APPROVAL

No Bills for approval

BALANCE SHEET

Ms. Furnell made a motion to approve the **March 2022 Balance Sheet**. Mr. Northcutt seconded the motion and the motion carried unanimously.

PROFIT AND LOSS STATEMENT

Mr. Smith made a motion to approve the **March 2022 Profit and Loss Statement**. Ms. Gallio seconded the motion and the motion carried unanimously.

OLD BUSINESS

Construction Progress Report

Mr. Sweeney reported; The April Construction Report has been sent out via email and we have ten (10) projects on the Construction Report, and they are Lot 13, Lot 67, Lot 83, Lot 99, Lot 101, Lot 114, Lot 168, Lot 181, Lot 227, and Lot 230.

Discussion to Replace North Launch Ramp and Retaining Wall

Mr. Sweeney reported he has taken measurements and has given Plans Plus the revisions that need to be made to the plans so that Plans Plus can move forward. However, he has not received the revised drawing back from Plans Plus.

Mr. Sweeney stated this project will require a permit so we will need drawings that are reflecting the retaining wall details which will require a structural drawing and we should also probably reach out to the Army Corp as to what our plans are and once all of these items are in place, then we will be ready to submit the drawings to the La Paz County Building Department.

Mr. Sweeney also stated there are three (3) trees at the launch ramp area that are not only causing more damage to the wall due to the over growing root system but will also be in the way of the new launch ramp, so we will need to remove those trees.

Mr. Sweeney noted we only need to cut the trees down to the ground and to not bother with the stump removal at this time, because when the bobcat comes to do the demo of the existing launch ramp they can pull out the stumps at that time.

Ms. Wilson reported she will get a price to cut the trees down to the ground and will report back at the next Board Meeting.

Rules Committee

Mr. Sweeney reported he has reviewed all of the changes and would like to make a motion to submit the revised rules to John Churchill for his review and comments so he can put them into a voting format. Mr. Volkoff seconded the motion and the motion carried unanimously.

Discussion

Mr. Smith stated that many of the proposed rules actually relate back to our CC&R's and all we are doing is adding some verbiage to them so that they are enforceable and when the rules are sent out to the membership for voting on we need to really point this out.

Mr. Sweeney stated he agrees with Mr. Smith and the final version of each proposed rule will reflect back to the original CC&R's that the membership has already originally agreed to and all that we are proposing is to add fines, so that our rules are enforceable.

Bollman Property

Mr. Churchill reported that he has initiated a draft letter but has not sent it out to the Board for approval.

NEW BUSINESS

Bookkeeping

Mr. Sweeney reported Sue Thomson our bookkeeper has been contemplating the possibility of relocating to California but is willing to continue her services with us remotely and in order to facilitate Sue working remotely it will require at some point in time to open a new bank account with someone like Wells Fargo that serves both Arizona and California, obtain a post office box address in California and the removal of the black box that we currently have on the property for homeowners to drop their payments in.

Mr. Sweeney stated that rather than trying to replace a bookkeeper that we have had for twenty plus years the Board is more than willing to accommodate the move.

Mr. Sweeney made a motion to take the necessary steps as discussed to accommodate Sue Thomson's move in order to keep her on as our bookkeeper remotely. Ms. Furnell seconded the motion and the motion carried unanimously.

Plans for Approval Lot 19 – 8932 Moovalya Drive

Mr. Sweeney reported he is in receipt of drawings for dock work to be performed at 8932 Moovalya Drive and per the drawings submitted it does not appear that the dock work will interfere with the water way, however the plans will require a permit and approval from the Army Corp of Engineers and La Paz County Building Department, which is the responsibility of the homeowner and there is no reason why we as an Association should not approve the drawings as submitted.

Mr. Sweeney made a motion to approve the drawings for Lot 19 - 8932 Moovalya Drive as submitted. Ms. Furnell seconded the motion and the motion carried unanimously.

ANNOUNCEMENTS

- Homeowners Annual Meeting will be on **April 16, 2022** at the La Paz County Sheriff Boating and Safety Training Room 8484 Riverside Drive, Parker, AZ at 9:00 am.

EXECUTIVE SESSION

No Executive Session

Next Board of Directors Meeting is on May 2, 2022, 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 6:24