

LAKE MOOVALYA KEYS
Approved Board of Directors Meeting Minutes
July 11, 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
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102 Via Zoom
	Kyle Sullivan	Lot 96
	Chuck Smith	Lot 103 and Lot 104 Via Zoom
	Kevin Auman	Lot 137
	Chris Chambers	Lot 164

ABSENT

Secretary/Treasurer	Karen Gallio	Lot 1
	Chuck Baker	Lot 117

OTHERS PRESENT:

General Manager:	Heather Wilson	Lot 166
Recording Secretary:	Heather Wilson	Lot 166

PRESENT VIA ZOOM	Robert Colby	Lot 142
	Bill Woodward	Lot 148

CALL TO THE PUBLIC:

No Call

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

Ms. Furnell made a motion to approve the **June 2022 Board of Directors Meeting Minutes**. Mr. Auman second the motion and the motion carried unanimously.

APPROVAL OF BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES:

Mr. Auman made a motion to approve the **June 2022 Board of Directors Meeting Minutes**. Mr. Coon second 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 **June 2022 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Volkoff second the motion and the motion carried unanimously.

Date	Num	Name	Memo	Amount
06/01/2022	ACH	Grissum Security	Memorial Day Weekend	434.34
06/07/2022	ACH	MyFax Services	Virtual Fax Fee	10.00
06/09/2022	ZELLE	Otis Hall	Partial/remove/haul away 2 trees at boat ramp	1,000.00
06/11/2022	ZELLE	Otis Hall	Balance/remove/haul away 2 trees at boat ramp	250.00
06/11/2022	8102	Law Office of John C. Churchill	May legal services	302.50
06/11/2022	8103	Postmaster	Stamps	174.00
06/13/2022	ACH	Auto-Owners Insurance	Annual liability insurance	4,859.04
06/14/2022	ACH	Republic Services	3-0527-0040037	4,793.94
06/14/2022	8101	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
06/14/2022	ACH	Grissum Security	Tube Float Weekend	251.46
06/15/2022	ACH	CopperPoint Mutual	1016215	664.00
06/15/2022	ACH	Frontier	667-4484	110.99
06/15/2022	ACH	Frontier	667-2840	113.39
06/18/2022	8104	Havasu Sweeping	Street sweeping	450.00
06/20/2022	8105	McIntosh Controls, Inc.	Gate repairs & servicing	1,815.00
06/28/2022	ACH	EPCOR Water Utility	0811061	673.67
06/29/2022	ACH	APS	6276651000	82.76
06/29/2022	ACH	APS	6125100000	1,619.36
06/29/2022	ACH	ZOOM	Zoom fee	149.90
06/30/2022	ACH	Grissum Security	June 17 & 18	334.04
06/30/2022	8106	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
06/30/2022	8107	Otis Hall	June Groundskeeping	800.00
06/30/2022	8109	Sue Thomson	June Bookkeeping	1,500.00
		"	Postage	29.58
06/30/2022	8110	K Storage, Inc.	10/1/20 - 10/1/23	907.50
06/30/2022	8037	Lake Moovalya Keys / Wells Fargo	Transfer funds to WF - Close HCB A/C	
				24,642.13

BALANCE SHEET

Mr. Smith made a motion to approve the **June 2022 Balance Sheet**.
Mr. Volkoff second the motion and the motion carried unanimously.

PROFIT AND LOSS STATEMENT

Mr. Sullivan made a motion to approve the **June 2022 Profit Loss Statement**.
Mr. Chamber second the motion and the motion carried unanimously.

OLD BUSINESS

Construction Progress Report

Mr. Sweeney reported; The June Construction Report has been sent out via email and we have twelve (12) projects on the Construction Report, and they are Lot 67, Lot 83, Lot 99, Lot 101, Lot 114, Lot 133, Lot 143, Lot 168, Lot 181, Lot 214, Lot 227, Lot 230.

Mr. Sweeney asked if the red tag from the building department has been removed from Lot 168.

Mr. Chambers reported the red tag has been removed for a portion of the construction and the owner will be resubmitting drawings for the second story over the garage.

OLD BUSINESS CONTINUED

Construction Progress Report Continued

Ms. Wilson asked if it is possible to waive the construction deposit when a homeowner is only pouring a slab of concrete for their driveway due to the fact the project is complete within a week.

Mr. Sweeney stated, yes, we do need a construction deposit just in case a mess is left behind by the contractor, we will have the deposit to fall back on.

Discussion to Replace North Launch Ramp and Retaining Wall

Mr. Sweeney reported he has spoken with the Structural Engineer, and the Structural Engineer has asked him to get with a concrete contractor to discuss the cost for pour in place concrete wall versus a cinder block wall and his feeling is the cinder block wall will be sufficient, that the cost to do a pour in place concrete wall will be too expensive and not really necessary, when the cinder block wall will be sufficient, but he did agree to get with a concrete contractor to see what the cost difference would be.

Rules Committee

Mr. Volkoff reported he is ready to move forward with the voting process for the proposed rules and suggested at one of our Board Meetings, the Board set aside time to discuss the proposed rules prior to mailing them out to the membership for voting purposes, so the Board has the opportunity to give homeowners clarification as to why it would be beneficial to have these rules in place.

Mr. Sweeney asked Mr. Volkoff if the rules are in a voting format, Mr. Volkoff stated if we use electronic voting then yes, the rules are in a voting format.

Mr. Sweeney stated he is not necessarily opposed to electronic voting, however in order to utilize electronic voting we would have to change our CC&R's and at this time he does not see how we would have enough time to start the process of changing the CC&R's to reflect electronic voting. Therefore, we will be required to mail out the proposed rules to the membership in a voting format.

Mr. Volkoff reported in that case he will put the rules in a voting format that can be mailed out to the membership to vote on.

Mr. Sweeney stated the "Special Meeting" needs to be in person only and not offer Zoom and he also feels the "Special Meeting" to vote on the rules should be scheduled prior to the Homeowners Annual Meeting and asked the Board to consider scheduling a "Special Meeting" to vote on the proposed rules on a Saturday in **February 2023**, which will be in person only and the sole purpose of the "Special Meeting" is to vote on the proposed rules and to allow members to vote in person.

Ms. Wilson asked the Board when they would like to schedule a "Special Meeting" to vote on the proposed rules.

OLD BUSINESS CONTINUED

Rules Committee Continued

Mr. Sweeney asked Ms. Wilson to see what dates are available in **February 2023** to hold the “Special Meeting” preferably at the Pavilion and if not there then at Boating and Safety.

Mr. Sweeney reported the proposed rules will be up for discussion/clarification prior to mailing them out to the community at the **December 2022** Board of Directors meeting.

Mr. Auman suggested that the Board put together a written narrative for each proposed rule explaining the proposed rule so everyone understands the reasoning behind the proposed rule, which will also be mailed out with “Proposed Rules” voting package in January 2023 and that we need this information by the December Board Meeting.

Mr. Sweeney requested that the narrative for each rule be sent out to the Board as soon as possible for review, so the Board is ready to discuss the “Proposed Rules” with the narrative for each rule at the **December 2022** Board Meeting.

Mr. Volkoff reported he will have the “Proposed Rules” in a voting format, and he will get the information out to the Board in the next couple of days.

Bollman Property

Mr. Sweeney reported there is no update at this time.

New Mailbox Numbers

Ms. Wilson reported there is no update at this time.

Discussion of Electronic Voting for Annual Meeting

Mr. Volkoff reported he has done some research and the cost to do the electronic voting is under \$100.00 and the ballots would be sent out via email to the membership and the members would click on the link to vote.

Mr. Volkoff also reported he has looked at the CC&R’s and as far as having the ability to vote in person, he found this to be little bit vague and the CC&R’s do not exactly say that, but what the CC&R’s does say, is the purpose of the meeting is to allow the membership to vote on the Board of Directors, but as far as electronic voting, the CC&R’s are not quite clear and his suggestion is, the Board to consider moving forward with the electronic voting and also send out a voting package with a ballot so the members have the option to either mail in their ballot or vote in person.

Heather Wilson stated that we do spend a significant amount of money on the mailouts.

Mr. Sweeney stated he is not totally against the electronic voting process, but if we do go with the electronic voting, we will need to do our research to avoid any legal issues as far as counting of the ballots and he also feels we do have a lot of homeowners who are not comfortable with an electronic voting process.

OLD BUSINESS CONTINUED

Discussion of Electronic Voting for Annual Meeting Continued

Mr. Sweeney reported he is concerned by the thought of **not** mailing out voting packages to the membership and only offering the voting package information via an email.

Mr. Volkoff asked the Board if they would consider offering both voting options this year, which would include mailing out the voting packages and also offer the electronic voting to see what the response is from the membership and if it is even going to be feasible or not.

Mr. Auman stated he feels we should seek legal counsel to see if we can even legally use an electronic voting system, and if we can offer electronic voting, then we either commit to electronic voting one hundred percent or stick with the mailout.

Mr. Sweeney asked both Mr. Volkoff and Mr. Auman to reach out to our legal counsel to verify what we can legally do per our current CC&R's and if we do need to change our CC&R's, what would that involve.

Ms. Furnell asked that we verify how many homeowners email addresses we actually have on file and how we would go about obtaining all of the homeowners email addresses.

Ms. Wilson reported there will be some upfront work that will need to be done as far as collecting all of the homeowners email addresses and she currently has well over 250 email addresses.

Ms. Wilson also reported when we get a new homeowner the old email information is removed from the community email list and the new homeowners information is added thru the google contacts.

NEW BUSINESS

No new business

Meeting adjourned 6:31

EXECUTIVE SESSION

Executive Session is now in session 6:32

Executive Session out of session 6:40

Next Board of Directors Meeting is on September 12, 2022, at 6:00 pm at the Buckskin Fire Department 8500 Riverside Drive. This is an open Board meeting and will also be made available via Zoom.