

LAKE MOOVALYA KEYS
Approved Board of Directors Meeting Minutes
May 2, 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
	Kyle Sullivan	Lot 96
	Chuck Smith	Lot 103 and Lot 104 Zoom
	Chuck Baker	Lot 117
	Kevin Auman	Lot 137 Via Zoom

ABSENT

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
	Dennis Smith	Lot 214

PRESENT VIA ZOOM

Lori Hankins	Lot 22
Laura Parkhouse	Lot 40
Dianne Atwood	Lot 75
Jamie Holzhauer	Lot 76
David Elliott	Lot 100
Mark Panetta	Lot 130
Bob Colby	Lot 142
Bill Woodward	Lot 148

Election of Officers

President

Mr. Baker nominated Jack Sweeney for President.

Mr. Sweeney stated that he is willing to continue to be president due to the fact that we are in the middle of changing our banking location which will require the president to be here in person and this will be taking place within the next 10 days.

Ms. Gallio nominated Mark Volkoff for President

The vote by the Board for President went to Jack Sweeney

Election of Officers Continued

Vice President

Mr. Sweeney nominated Mark Volkoff as Vice President

Ms. Gallio nominated Kathy Northcutt for Vice President

The vote by the Board for Vice President went to Mark Volkoff

Secretary/Treasurer

Ms. Gallio nominated Kathy Northcutt for Secretary

Ms. Northcutt declined the nomination of for both the Vice President and Secretary due to family obligations which only allows her to commit to attending the Board meetings.

Mr. Sweeney nominated Kyle Sullivan for Secretary/Treasurer

The vote by the Board for Secretary went to Kyle Sullivan

CALL TO THE PUBLIC:

No Call

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

Mr. Coon made a motion to approve the **April 2022 Board of Directors Meeting Minutes**. Mr. Smith seconded the motion and the motion carried unanimously.

FINANCIALS

Bookkeeper's Report, Prepaid Bills and Bills for Approval

Mr. Baker made a motion to approve the **April 2022 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Sullivan seconded the motion and the motion carried unanimously.

APRIL 2022 PREPAID BILLS

Date Num	Name	Memo	Amount
04/07/2022ACH	MyFax Services	Virtual Fax Fee	10.00
04/09/20228014	La Paz County Sheriff	4/16 & 5/2 meeting room fees	100.00
04/09/20228015	Colorado River Regional Crisis Services	Annual Meeting pkg. photocopies	819.00
04/09/20228016	Beaver Insurance Agency	Policy #CAP1004947H	1,803.00
04/14/2022ACH	Republic Services	3-0527-0040037	2,491.47
04/15/20228017	Heather Wilson	GM Advance	1,433.33
	"	Vehicle Allowance	100.00
	"	Recording Secy. Advance	125.00
04/15/20228018	Melinda Christman	Ballot Counting Services	400.00

04/14/20228019	Konke Architectural Group, Inc.	Boat launch architectural plans	2,100.00
04/15/20228020	Arizona Department of Revenue	2021 Tax	50.00
04/18/2022ACH	Frontier	667-4484	107.87
04/18/2022ACH	Frontier	667-2840	110.28
04/20/2022ACH	PlasticPlace	25 Gal 2 Mil bags	63.58
04/24/2022ACH	Arizona Corporation Commission	Annual Report filing fee	10.00
04/28/2022ACH	EPCOR Water Utility	0811061	379.08
04/28/2022ACH	APS	6125100000	1,615.66
04/28/2022ACH	APS	6276651000	54.73
04/29/20228021	HD Supply Facilities Maintenance	300 Parking Passes	104.29
04/29/20228022	Heather Wilson (Commission)	Lots 62 & 178	100.00
04/29/20228023	Heather Wilson	GM Balance	1,433.33
	"	Vehicle Allowance	100.00
	"	Recording Secy. Balance	125.00
04/29/20228024	Otis Hall	April Groundskeeping	800.00
04/29/20228025	Sue Thomson	April Bookkeeping	1,500.00
	"	Postage	<u>26.10</u>
		TOTAL	15,961.72

BILLS FOR APPROVAL

Law Office of John C. Churchill (March & April HOA) \$ 440.00

BALANCE SHEET

Mr. Baker made a motion to approve the **April 2022 Balance Sheet**.

Mr. Coon seconded the motion and the motion carried unanimously.

PROFIT AND LOSS STATEMENT

Mr. Baker made a motion to approve the **April 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 eleven (11) projects on the Construction Report, and they are Lot 67, Lot 83, Lot 99, Lot 101, Lot 114, Lot 168, Lot 181, Lot 214, Lot 227, Lot 230 and Lot 237.

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

Ms. Wilson stated that there has been no progress and the project is still red tagged.

OLD BUSINESS CONTINUED

Delinquent Report

Mr. Auman asked Mr. Churchill the status of the property that is seriously delinquent and if it has been turned over to legal collections.

Mr. Churchill reported Sue Thomson has sent out numerous notices to the property owner and that he is not in the position to continue to offer litigation services that he is no longer taking on any litigation cases.

Mr. Sweeney reported; it was his understanding Mr. Churchill was going to send a final demand letter for payment to the property owner notifying them that we are going to be filing a lien on the property.

Mr. Churchill stated he can certainly send a "final" demand letter to the property owner notifying them that the association is going to move forward with the filing of a foreclosure against the property due to non-payment.

Mr. Sweeney requested that Mr. Churchill send the property owner a demand letter to pay the balance owed in full or a lien will be filed against the property and if we still get no response we will not only put a lien on the property we will move forward with foreclosing on the property.

Mr. Sweeney requested the letter to go out immediately so that we have this resolved by the June Board Meeting.

Rules Committee

Mr. Volkoff stated he has a sent out the final draft of the rules to both Mr. Churchill and the Board and he was waiting for a response back from Mr. Churchill.

Mr. Sweeney asked Mr. Churchill to please review the final draft of the proposed rules and to be prepared to give his feed back to the Board before the June Board Meeting so the Board can move forward.

Mr. Churchill agreed to review the final draft of the proposed rules and will report back to the Board prior to the June Board Meeting.

Bollman Property

Mr. Sweeney asked Mr. Churchill if he has sent a second letter to Mr. Bollman regarding the issues at hand with his property.

Mr. Churchill's response was no, and asked the Board if they had any objection if he asked Mr. Bollman to have his contractor meet directly with Mr. Sweeney.

Mr. Sweeney stated that he has no problem meeting up with Mr. Bollman's contractor and asked Mr. Churchill to move forward with the letter to Mr. Bollman requesting Mr. Bollman to have his contractor meet with Mr. Sweeney directly to resolve the issues at hand.

Mr. Churchill stated that his office will get the letter out to Mr. Bollman by next week.

OLD BUSINESS CONTINUED

Discussion to Replace North Launch Ramp and Retaining Wall

Mr. Sweeney reported that he has reviewed the revised drawings submitted by Plans Plus and he is good with the revised drawings and asked if anyone had any input.

Mr. Wilson reported that she has spoken with Plans Plus and instructed them to move forward with the structural drawings and the price to do structural drawings should not be more than \$1,500.00.

Mr. Sweeney also reported before we can submit drawings to the building department we need to have structural plans showing the retaining block wall details.

NEW BUSINESS

Asphalt Road Repairs

Mr. Sweeney reported we are in receipt of an estimate from Extreme Contracting to repair two (2) asphalt patches; one on Moovalya Drive and one at the entrance in the amount of \$2,399.00 (**Two Thousand Three Hundred Ninety-Nine Dollars**) Mr. Baker seconded the motion and the motion carried unanimously.

Price to remove trees at launch ramp

Ms. Wilson reported; she is waiting to hear back from Parker Tree with their price to remove the three (3) trees at the launch ramp.

Lot 214 8768 Hopi Plans for approval

Mr. Sweeney reported he is in receipt of drawings to install steps and a 5'6 block wall on the canal side of the property, which he has walked and the drawings are in compliance with the CC&R's and made a motion to approve the drawings. Mr. Baker seconded the motion and the motion carried unanimously.

New Mail Box Numbers

Ms. Wilson reported we had a request from a homeowner at the Annual Meeting to replace all of the numbers on the mailboxes and she will have a price to present at the next Board meeting.

Wells Fargo Bank

Mr. Sweeney reported that we will be changing banks from Horizon Bank to Wells Fargo Bank and he needs a motion from the Board to change banks.

Ms. Gallio made a motion to switch from Horizon Bank to Wells Fargo Bank.

Ms. Northcutt seconded the motion and the motion carried unanimously.

New P.O. Box

Mr. Sweeney reported we need approval from the Board to remove the black box that is installed over by the mailboxes and to move forward with getting a new P.O. Box in California so that our beekeeper can receive all of the checks in California where she now resides.

NEW BUSINESS CONTINUED

New P.O. Box Continued

Mr. Sweeney also reported that we will still use the 8670 Navajo Lane mailing address for other documents that the P.O. Box is so our bookkeeper can receive payments from homeowners.

Mr. Baker made a motion to move forward with setting up a new post office box in California. Mr. Sweeney seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION

No Executive Session

Next Board of Directors Meeting is on June 6, 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 6:38