

**LAKE MOOVALYA KEYS**  
**Approved Board of Directors Meeting Minutes**  
**September 12, 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
	Lori Auman	Lot 137
	Chris Chambers	Lot 164
	Paul Gooding	Lot 132
	Chuck Baker	Lot 117

**ABSENT**

Secretary/Treasurer	Karen Gallio	Lot 1
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**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
Mark Pinetta	Lot 130
Chuck Meadows	
Jamie	
Brett Matson	
Karen Galio	

**CALL TO THE PUBLIC:**

No Call

**APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:**

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

## FINANCIALS

### **Bookkeeper's Report, Prepaid Bills and Bills for Approval**

Mr. Auman made a motion to approve the **July/August 2022 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Smith 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	
				<b>24,642.13</b>

## BALANCE SHEET

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

## PROFIT AND LOSS STATEMENT

Mr. Auman made a motion to approve the **July 2022 Profit Loss Statement**. Mr. Baker 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 (11) 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.

## **OLD BUSINESS CONTINUED**

### **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 to meet with him when he returns. He has sent pictures, the engineer wants to physically see the project. Jack has tried to explain that the block wall is not going in the water. The wall is being built above the water line.

### **Rules Committee**

Voter package January 9<sup>th</sup>. December Board meeting, the board was going to discuss and hand out question and answer forms. Voting Feb 11.

## **OLD BUSINESS CONTINUED**

### **Bollman Property**

Mr. Sweeney reported there is no update at this time. He believes it will be a problem at some point but has not been so far. Letter have been sent with no response, but we are on record with our concerns.

### **New Mailbox Numbers**

Mr Sweeney asked if we had them. Heather said we had them, and Otis will install them with an adhesive.

### **Discussion of Electronic Voting for Annual Meeting**

Mr. Sweeney asked if everyone had the letter from the lawyer and had time to review it. Mr. Sweeney expressed concern that we wouldn't save any money if we had to mail out ballots as well as provide electronic voting, he sees no benefit to adding electronic voting. Az state law requires us to mail or hand deliver a notice for the meeting. Mr Sweeney suggested that we put the bios on the internet and include a ballot with the notice. That way we are including one extra form with that mailer. Heather was asked if all the home owners had current email contacts. Jack reminded everyone that under Az Law we had to notify them by mail or hand deliver them anyhow. Mr Auman put a motion to go to electronic voting, it was seconded by Jack Sweeney. It was voted down, Ms. Northcutt voted yes. Mr. Volkoff voted yes the rest of the board voted no.

### **New Business**

Mr. Sweeney introduced the new GM Paul Gooding.

### **New Dog Station at the end of Moovalya**

Ms Nothcutt made a motion to purchase a dog station, Mr. Auman seconded it. Motion was passed unanimously.

### **Protests**

#### **Lot 139**

Brett Matson introduces himself via Zoom, Mr. Sweeney lets him plead his case. Brett asked for clarity on discretion to issue citations. Mr Sweeney said it was the GM's discretion and they had chosen to issue a citation. Motion to let fine stand was passed, vote was unanimous.

#### **Lot 227**

Wards. Ms. Ward via Zoom. Ms. Ward pleads her case. Says they weren't camping on the property outside the gates. Heather got a different statement from

Mr. Ward. Mr. Sweeney says the CCR's are the same for all houses inside or outside of the gate. Mr. Sweeney asks for a motion to vote. Mr. Auman makes a motion to let the fine stand, Mr. Baker seconds. Motion passed unanimously.

### **Announcement**

December 5<sup>th</sup> meeting will have open discussion for rules, only the board with vote on whether or not to go further with those rules and bring them to the membership for a vote.

### **Meeting adjourned 6:31**

**EXECUTIVE SESSION**

No Session

**Next Board of Directors Meeting is on October 3<sup>rd</sup> 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.**

