

LAKE MOOVALYA KEYS
Board of Directors Meeting Minutes
June 5, 2023

CALL TO ORDER:

President Kevin Auman called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 p.m.

DIRECTORS PRESENT:

President	Kevin Auman	Lot 137
Vice President	Mark Volkoff	Lot 33 Zoom
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	Kathy Northcutt	Lots 73 & 102
	Kyle Sullivan	N/P
	Chuck Smith	Lots 103/104 Zoom
	Chris Chambers	Lot 164
	Bill Woodward	Lot 148
	Karen Gallio	Lot 1
	Jack Sweeney	Lot 197

OTHERS PRESENT:

Recording Secretary:	Paul Gooding	Lot 132
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PRESENT VIA ZOOM:

Bob Colby	Lot 142
Lori Coon	Lot 54
Andrew Feola	Lot 110
Kira Feola	Lot 110

CALL TO THE PUBLIC:

Mr. Auman asked if anyone had anything to discuss. Mrs. Furnell mentioned that we needed a new flag. Mr. Gooding responded that he asked Otis to get one from Davis Hardware and that he would take care of it this week if Otis doesn't.

Mr. Sweeney mentioned that it was time to revisit the oleanders against the main road. He said that they periodically need to be trimmed before they reached the utility wires above them. He also mentioned that the cost to trim them would be about \$3,000 or so. Mr. Auman asked if anyone thought it might be a good idea to check into putting up a wall instead of oleanders, to save over time on the maintenance and watering them. Mr. Auman suggested that we look into getting an estimate for a wall to replace the oleanders. There was also some discussion about going to a zero scape at the gate instead of grass.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

Mr. Auman asked for a motion to approve the May Meeting Minutes. Mr. Chambers made a motion, Mr. Sweeney seconded the motion. Motion was passed unanimously.

FINANCIALS

Mr. Auman asked for a motion to approve the May 2023 Bookkeeper's Report, Prepaid Bills and Bills for Approval. Mr. Sweeney made a motion. Mr. Coon seconded the motion. Motion was passed unanimously.

Mr. Auman asked for approval of the May 2023 Balance Sheet. Mr. Smith made a motion. Mrs. Gallio seconded it. Motion was passed unanimously.

Mr. Auman asked for approval of the May 2023 Profit & Loss Statement. Mr. Coon made a motion. Mr. Woodward seconded it. Motion was passed unanimously.

OLD BUSINESS

Construction Progress Report. Mr. Sweeney reported that the June Construction Report has been sent out via email, and we have eight (8) projects going on Lots 67, 203, 101, 168, 181, 211, 227, 230.

Mr. Sweeney had plans for 8807 Yaqui Loop. Mr. Gooding looked up the address, but we don't have an 8807 in the Keys. Mr. Sweeney and Mr. Gooding decided they would go look first thing in the morning and figure out which house it was for.

Mr. Sweeney and Mr. Gooding also said they would check the fence that Mr. Lyons was building on his lot next to David Plunkett's office.

Discussion to Replace North Launch Ramp and Retaining Wall

Mr. Auman stated that there had been no further progress and that there were a couple of forms that were sent that needed to be addressed to go forward. Mr. Sweeney stated that he had the plans.

Asphalt Repair

Mr. Chambers stated that he approached Sunland, the contractor who just did the main streets, and that they are supposed to be getting us a bid to fix the area around the front gate, rather than doing it in concrete.

NEW BUSINESS

EXECUTIVE SESSION

Executive session was held from 6:23 to 6:47.

After the regular session reconvened, Mr. Auman stated we had a homeowner who was questioning the association's ability to enforce white line parking violations with fines or towing. According to the research on the ADA requirements, the Board has determined that the ADA requirements did not apply to the parking situation in the Moovalya Keys HOA, and that the homeowner would be treated the same as every resident, and fined for parking over the line and/or towed if they block the street. The homeowner has also asked for the HOA's master policy, and the board decided to send them a copy of our Certificate of Insurance only.

Meeting adjourned at 6:49 p.m.

The next Board of Directors Meeting will be held on July 10, 2023, 6:00 p.m. at the Buckskin Fire Department, 8500 Riverside Drive. This is an open Board meeting and will also be made available via Zoom.