

LAKE MOOVALYA KEYS
Board of Directors Meeting Minutes
June 3rd, 2024

CALL TO ORDER:

Mr. 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	Lot 196 N/P
	Chuck Smith	Lots 103/104 Zoom
	Chris Chambers	Lot 164
	Bill Woodward	Lot 148 Zoom
	Karen Gallio	Lot 1 Zoom
	Jack Sweeney	Lot 197

OTHERS PRESENT:

Recording Secretary:	Paul Gooding	Lot 132
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PRESENT VIA ZOOM:

Bob Colby	Lot 142
Dianne Atwood	Lot 75

CALL TO THE PUBLIC:

Mr. Auman asked if anyone had anything to discuss.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

Mr. Auman asked for a motion to approve the May 6th. Meeting Minutes. Mr. Coon made a motion, Mr. Sweeney seconded the motion. Motion was passed unanimously.

APPROVAL OF THE MAY 6TH EXECUTIVE SESSION MEETING MINUTES

Mr. Auman asked for a motion to approve the May 6th Executive Session Meeting Minutes. Mr. Sweeney made a motion to pass them with another Executive Session needed. Mr. Coon seconded the motion. Motion was passed unanimously.

FINANCIALS

Mr. Auman asked for a motion to approve the May 2024 Bookkeeper's Report, Prepaid Bills and Bills for Approval. Mr. Sweeney made a motion. Mr. Chambers seconded the motion. Motion was passed unanimously.

Mr. Auman asked for a motion for approval of the May 2024 Balance Sheet. Mr. Coon made a motion. Mrs. Gallio seconded it. In discussion, Mrs. Gallio asked for an explanation about the high trash bill. Mr. Auman explained that we needed extra services over the week of Easter. Mrs. Gallio suggested doing an uncontained trash pickup. Mr. Auman didn't think it was worth doing because there is a free dump a couple blocks down the street. Motion was passed unanimously.

Mr. Auman asked for a motion for approval of the May 2024 Profit & Loss Statement. Mrs. Gallio made a motion. Mr. Sweeney seconded it. Motion was passed unanimously.

OLD BUSINESS

Construction Progress Report.

Mr. Auman reported that the February Construction Report has been sent out via email with no changes, and that we have nine (10) projects going on Lots 67, 227, 191, 176, 230, 168, 181, 211, 229, 194.

Low Hanging Pipes on Bridges

Mr. Auman stated that this hasn't changed.

Delinquent Accounts

Mr. Sweeney asked to discuss the accounts in executive session.

Protruding Ski Lift In Canal

Mr. Auman stated that he looked at the lift and measured it. The measurement was within a couple inches of the same distance a pontoon boot sticks out from the dock. Mrs. Atwood stated that it was her neighbors and it had been there since before she purchased her house 5 years ago. She said the only complaint she had is the it sometime collected trash or weeds floating down the canal and that she would sometimes have to clean it out. The board determined that isn't wasn't enough of an issue to go any further on the subject.

Mrs. Atwood asked if the association was going to pull weeds. Mr. Auman stated that we had a rake the homeowners could use and that she could hire Otis to pull the weeds and dispose of them.

NEW BUSINESS

Mr. Auman asked for a motion to replace the signs on the bridges. Mr. Sweeney approved the motion. Mrs. Gallio seconded the motion. Motion was passed unanimously.

Mr. Auman asked if Mr. Sweeney, Mr. Wykoff and Mr. Gooding had gone around the neighborhood and looked at the Epcor repairs that hadn't been finished. Mr. Gooding stated that he would get together with Mr. Sweeney and look the repairs over.

EXECUTIVE SESSION

Executive Session was held from 6:22 until 7:06

Executive session ended at 7:06

Mr. Auman made a motion to reach out to the attorney to file a lien on Lot 115. Mr. Sweeney seconded it. Motion passed unanimously.

Mr. Auman made a motion to reach out to the attorney to have them send a letter to Lot 76 to remove her signs and comply with the CCR's. Mrs. Gallio seconded the motion. Motion passed unanimously.

ANNOUNCEMENTS

Meeting adjourned at 7:08 p.m.

The next Board of Directors Meeting will be held on July 1st, 2024, 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.