

LAKE MOOVALYA KEYS
Board of Directors Meeting Minutes
January 6th, 2025

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

OTHERS PRESENT:

Recording Secretary:	Paul Gooding	Lot 132
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PRESENT VIA ZOOM:

Bob Colby	Lot 142
Andrew Feola	Lot 110
Jim Woods	Lot 9

CALL TO THE PUBLIC:

Mr. Auman asked if anyone had anything to discuss.

Mr. Auman asked Mr. Gooding if Larry's Painting was going to finish the paint work on the bridges. Mr. Gooding said we were on the schedule Feb 18, 2025.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

Mr. Auman asked for a motion to approve the December 2nd Meeting Minutes. Mr. Coon made a motion; Mr. Sweeney seconded the motion. Motion was passed unanimously.

FINANCIALS

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

Mr. Auman asked for a motion for approval of the December 2024 Balance Sheet. Mrs. Gallio made a motion. Mr. Coon seconded it. Motion was passed unanimously.

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

Mr. Auman asked for a motion for approval of the 2022/2023 CPA Review. Mr. Sweeney made a motion. Mrs. Gallio seconded the motion. Motion was passed unanimously.

OLD BUSINESS

Construction Progress Report.

Mr. Auman reported that the December Construction Report has been sent out via email, and that we have (12) projects going on Lots 67, 227, 191, 176, 230, 168, 181, 211, 229, 10, 35 and 14.

Upriver Buoy

Mr. Sweeney and Mr. Chambers stated that they will get together weather permitting and finish installing the buoy.

Late Dues

Mr. Auman stated that even though there were some delinquent accounts, at this time no further action was required.

NEW BUSINESS

Over height wall Lot 10: Mr. Sweeney stated that he and Mr. Gooding took measurements of the wall. They found the wall to be 5'9" from the center of the street, center of the lot. They found the rear section to be 9'3" from the same points. Mr. Gooding sent an email to the homeowners stating that the wall must conform to CC&R's and be no higher than 6' and must follow the elevation down the stairs. The homeowners responded and said they had made a mistake and would modify the wall immediately. The wall has since been brought down to the same level as the 5'9" section. It is not following the height of the stairs, yet there are no stairs to conform to currently. Mr. Woods of Lot 9 also expressed his concern over the height of the wall and whether it would follow their stair line. The board decided to wait until there is further construction, since they remedied the overall height so fast. The decision was

made to contact the attorney only when they either capped the wall or finished the stairs and no further changes are made.

Replacing missing trees in front of the gate. At this time the board decided to shelf replacing any trees or missing vegetation.

Payment for Otis extra digging and looking for water leaks. Mr. Sweeney made a motion to pay Otis for any extra work looking for water leaks. Mr. Woodward seconded the motion. Motion was passed unanimously.

Mr. Auman stated that any Homeowners that wanted to run for the board, should do so by the February Board of Directors Meeting. Mr. Auman asked Mr. Gooding to post that information on the website and send out an email notification.

EXECUTIVE SESSION

N/A

ANNOUNCEMENTS

The Annual Meeting will be held on April 19th, 2025, at 9:00 a.m., at the Buckskin Fire Department, 8500 Riverside Drive. This is an open annual meeting and will also be made available via Zoom.

Meeting adjourned at 6:45 p.m.