

**LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting**

May 2, 2011

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:02pm.

PRESENT

President: Jack Sweeney

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster (Absent)

Board Members: Blane Coon, Ryan Shubin, Joe Price, Gary Svider, Christie May, Chris Chambers and William "Squeak" Kossnar

ABSENT

Board Members: Rob Troxler & Laura Lancaster

OTHERS PRESENT

Guests: Carla Faulkner (David Plunkett Realty)

General Manager: Cheryl Shockley

Legal Counsel: John C. Churchill

INTRODUCTIONS

CALL TO THE PUBLIC

None

MINUTES

Joe Price *moved to approve the Minutes of the Regular Meeting of April 2011. The motion was seconded and carried unanimously.*

FINANCIAL REPORTS

Joe Price *made a motion to approve the April 2011 Bookkeeper's Report, Prepaid Bills and Bills for Approval for April 2011. Discussion: The motion was seconded and carried unanimously.*

Mr. Kossnar *made a motion to approve the April 2011 Balance Sheet. The motion was seconded and carried unanimously.*

Joe Price *made a motion to approve the April 2011 Profit and Loss Statement. The motion was seconded and carried unanimously.*

BOOKKEEPER REPORT

4/27/11

The Arnolds (Lot 209) sent a letter to Jack Sweeney requesting a resolution of their lot clean-up expense assessment that they have repeatedly asked me to ask the Board to reduce the already reduced expense of \$150 down to \$80. They say the weeds were their neighbors, and they have been waiting for an answer since their January letter to me, and they think I'm not passing on their requests to the Board. I will give the letter to Cheryl. Can I get back to them with a yes or no on their proposal, please?

A construction deposit was received for dock work on Lot 131. Lot 46's rental security deposit was returned, as they have decided not to rent their house any longer. Lot clean up expenses totaling \$440, paid to Otis, were billed to Lots 25, 39 & 228.

Collection letters were sent as outlined on the Collections Report. Lot 173 (Tweedy) has been foreclosed, a realtor has been assigned as of today, and she requested a current account statement. Statements and collection letters were previously given to John Churchill for a lien filing, and I immediately e-mailed John informing him of the foreclosure status. Lot 178 (Reiher) is in foreclosure.

Annual meeting -- 42 lots signed in; 128 ballots counted (89 absentee; 39 submitted at the meeting). The votes went as follows:

Baker	90
Chambers	72
Coon	68
Shubin	69
Kossnar	75
Lancaster	76
Price	79
Svider	54
Sweeney	84
Troxler	56
Ward	67

Kit Furnell	35
Ken Ferguson	6
Carl Bozeman	2

25' Height	
In Favor(Yes)	41
Opposed(No)	78

Ferber Permit	
In Favor(Yes)	54
Opposed(No)	68

Regarding Ken Ferguson's comment at the meeting about the blank space on the Budget, there was no error, other than I should have moved down one space the \$1,900 and \$1,400 figures (Transfer Fees & VDMA Trash). The budget section he questioned was for INCOME, not expense, and I did not budget Legal Fee income. The only purpose of the Legal Fee Income line item was to report 2010 legal fees reimbursed on the Willoughby matter. I did not show the reimbursement as an expense offset, because I wanted everyone to see exactly what was recouped. Sorry this didn't click with me during the meeting.

Citations issued: Lot 201 white line citation (Grybowski – paid).

GENERAL MANAGER'S REPORT

Ryan Shubin made a motion to approve the April 2011 General Manager's Report. The motion was seconded and carried unanimously.

Mr. Baker reported that a homeowner had crashed his vehicle into the first bridge on Saturday evening at approximately 8:30pm; he asked Ms. Shockley if she had any follow up information from either the homeowner or the La Paz County Sheriff's Department.

Ms. Shockley reported that the homeowner had contacted her and said that he would pay for the damage and he already had Stanton Construction and Shafer Welding assessing the damage and what it was going take to fix the bridge.

Ms. Shockley reported that Deputy Frank Verdrene had contacted her and asked if he could have a copy of the video coverage from the entrance gate. Mr. Kossnar said that the driver was not visible on the video and Mr. Sweeney stated that the license plate could not be made out in the video.

The Board of Directors advised Ms. Shockley to inform the Deputy that the homeowner had come forward and is taking responsibility for the accident and would be paying for the damages. She was also asked to write a letter to the homeowner advising the Association for his actions and his responsibility in fixing the damaged portion of the bridge.

COMMITTEE REPORTS

None

OLD BUSINESS

Mr. Kossnar asked what the Board was going to do to enforce the Association's decision not to grant the "Conditional Use Permit" to Rich Ferber's boat rental business at lot 220. The Board discussed whether to give a 30 or 60 day notice to the owner of Lot 220 to bring the property into compliance with the CC&R's. Mr. Baker said that Mr. Ferber can still do business out of the building but he cannot store the boats on the property, the boats have to be moved elsewhere to keep conducting business. Mr. Coon said that the Association made the decision to vote down the Conditional Use Permit and that the Board does not have to deal with Mr. Ferber any longer and that the notice needs to go to the property owner for his response in this matter. *Mr. Sweeney made a motion to send the owner of Lot 220 a letter stating he has 10 days to respond to this matter and 30 days to bring the property into compliance. The motion carried with (7) in favor (1) abstained.*

Ms. Shockley was asked to write the letter and send it to the Board for approval before mailing to the property owner.

NEW BUSINESS

The Board approved a week's vacation for the General Manager in July 2011.

Ms. Shockley said that Bonnie Butterworth who maintains the Association's website had suggested transferring the Associations website out of its current state and into a more up to date system; easier to update, easier for the users to interface with for the cost of \$300. Mr. Baker asked how much it cost to maintain the site now and Ms. Shockley she did not know. Mr. Baker said that Shelby Couch was still listed as a Director and asked why that had not been updated; Ms. Shockley stated that she had given Bonnie the change and that it was done. Ms. Shockley said that sometimes Bonnie makes changes and things appear or disappear and she has no idea why. Mr. Baker said that the election results should have already been posted on the website and Ms. Shockley said she could only make changes once a month per Bonnie and Sue. Mr. Baker suggested asking what the Association pays per month for the website and find out how much it would cost to do updates more than just once a month before telling Bonnie to go ahead with the update. Mr. Sweeney stated that \$240 was budgeted for the website but as of date, nothing has been spent. Ms. Shockley said she would find out the costs to maintain the site before giving Bonnie the go ahead.

Mr. Kossnar made a motion to approved spending \$300 to update the Association's current website. *The motion was seconded and carried with (8) in favor and (1) opposed.*

Mr. Baker made a motion to have the regular security of Ms. Shockley and Wendy Wynkoop and hire (1) off duty La Paz County Sherriff's Deputy for the Memorial Day Weekend for Friday, Saturday and Sunday nights from 11pm to 4am. Mr. Price said that the Association's insurance did not cover Security carrying a gun and asked who the current Sherriff was; Mr. Kossnar replied that Don Lowery was the current Sheriff. *The motion was seconded and carried with (7) in favor and (2) opposed.* Mr. Chambers said he would handle scheduling the deputies with Kurt Bagby.

ADJOURNMENT

The meeting adjourned at 7:20pm

Submitted by Recording Secretary, Cheryl Shockley

APPROVED BY THE BOARD OF DIRECTORS, JUNE 6, 2011