

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

April 2, 2012

CALL TO ORDER

Vice-President Chuck Baker called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 p.m.

PRESENT

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster (via teleconference)

Board Members: Blane Coon, Christie May Ward, William (Squeak) Kossnar, Ryan Shubin & Kit Furnell

ABSENT

President: Jack Sweeney

Board Member: Chris Chambers

OTHERS PRESENT

General Manager: Cheryl Shockley

Bookkeeper/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Charlie Ward (Lot 227); Gary Svider (Lot 233)

CALL TO PUBLIC

Mr. Ward, having owned his place for 12 years, discussed the VFW's parking issues since they expanded their facility, where more people have joined and more snowbirds frequent it. As a result, there is a huge parking problem, and VFW customers have parked on his property, and he has asked them to move their cars from his property, and he said the Keys' General Manager should have asked them to move their cars, or called the Sheriff's Office. He said the General Manager was screaming at him for calling the Sheriff's Office. He asked who takes care of the owners outside the gate. He pays his Association dues. Mr. Baker said he can't answer that question, but that people on Riverside Dr. didn't used to want their lots policed. Mr. Ward also said that his new neighbor thinks he can park his RV on his lot while he builds his house; his other neighbor's lot is littered with dog poop, and no one cleans it up, so it seems that people outside the gate aren't made aware of the rules, nor are they policed. Mr. Baker said we need to address it. Mr. Ward said the Sheriff's office says he can tow vehicles off his property, but at whose expense? Ms. Shockley said the tow company charges the vehicle owner, and because Mr. Ward is the property owner, he is the only one who can order a vehicle to be towed from his property. She also suggested he put up a 'No

Parking – Tow Away Zone’ sign and chain up the lot. Mr. Baker said there is a 10’ roadway easement and he can tell violators that they are blocking access to his property. Mr. Ward said he will write a letter to the VFW Commodore.

MINUTES

Mr. Coon moved to approve the March Minutes; Mr. Kossnar seconded the motion, and the motion carried unanimously. Mr. Kossnar moved to approve the March Executive Session Minutes; Ms. Furnell seconded the motion, and the motion carried unanimously.

FINANCIAL REPORTS

Mr. Baker discussed Mr. Chambers’ continual delinquency in paying Association dues, and he is a Board member who is supposed to be in good standing. He asked Mr. Churchill if Mr. Chambers can be active on the Board while he is delinquent. Mr. Churchill said he would research it. Mr. Baker said one is supposed to be in good standing. *Mr. Kossnar moved to approve the March Bookkeeper’s Report, the Prepaid Bills and Bills for Approval. Ms. Furnell seconded the motion, and the motion carried unanimously.*

Prepaid Bills for Approval

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/09/2012	6401	Law Office of John C. Churchill	HOA (1/31)	112.50
		"	Grybowski (1/31)	45.00
03/09/2012	6402	Parker Office Supply	Annual meeting supplies	236.66
03/09/2012	6403	Allied Waste Services	3-0527-0040037	2,364.35
03/09/2012	6404	Davis Building Supply	Landscape supplies	225.66
		"	Batteries	11.00
03/09/2012	6405	Frontier	667-2840	47.64
		"	667-4484	46.99
03/09/2012	6406	A & E Services	2011 income tax prep.	275.00
03/09/2012	6407	Internal Revenue Service	1120-H (2011)	188.00
		Arizona Department of		
03/09/2012	6408	Revenue	120 (2011)	50.00
03/15/2012	6409	Cheryl Shockley	Advance	925.00
		"	Fuel Advance	100.00
03/15/2012	6410	Brooke Utilities, Inc.	53017-11860	257.30
03/15/2012	6411	AT&T	928-667-4484	39.92
03/20/2012	6412	APS	732930287 & 589381281	1,597.71
03/22/2012	6413	T & C Seal Coating, Inc.	Crack fill, seal coat	29,500.00
03/27/2012	6414	Otis Hall	Lot 235 Clean Up	175.00
03/30/2012	*	Otis Hall	March	650.00
		"	Assist GM with seal coat project	100.00
03/30/2012	*	Cheryl Shockley	Balance March	925.00
		"	Balance Fuel	100.00
		"	Internet	24.95

03/30/2012	*	Sue Thomson	March	1,150.00
		"	Feb. Pitney Bowes Rental	31.08
		"	Postage meter refill	200.00
		"	Postage	4.50
				39,383.26

Ms. Lancaster moved to approve the March Balance Sheet. Ms. Ward seconded the motion, and the motion carried unanimously. Mr. Kossnar moved to approve the March Profit & Loss Statement. Mr. Coon seconded the motion, and the motion carried unanimously.

Collections Report – Ms. Thomson reported that Lot 4 has been sold and the delinquency was paid through escrow. No funds have been received on Lot 200, and no replacement has been made on the NSF check. Mr. Churchill has the Lot 209 collection matter, and the Vescio collection matter is to be discussed in Executive Session.

GENERAL MANAGER REPORT

Ms. Shockley said the striper will be here this week to stripe the roads. *Mr. Shubin moved to approve the March General Manager's Report. Mr. Kossnar seconded the motion, and the motion carried unanimously.*

OLD BUSINESS

Mr. Kossnar reported that we can't tap into the APS poles for electrical connection to security cameras, quoting a liability issue on their part. He said Lauri Burke has the verbiage for the *Private Property* surveillance signs. Ms. Shockley said she is ready to order the signs. Mr. Kossnar said someone hit the guard shack door. Ms. Shockley said Jack and Mitch looked at it and reported that Tom Hight saw it blow open in the wind, causing the minor damage. Ms. Shockley said she has contacted the door shop people, and they will come down and install a new door, hopefully before the end of the month.

Ms. Shockley said that she has jimmied with the two motors controlling the exit gate, and she can get it going, then it stops working again. She jimmied it again, it was working again, and then it wasn't. She thinks someone hit the gate and pushed it partway to open it completely, causing the mechanism to malfunction due to it being forced all the way open. Right now the exit gate is working.

NEW BUSINESS

Mr. Baker discussed Ms. Shockley's resignation effective April 30, stating he encouraged her to be the General Manager six years ago, and that she has done an excellent job. He thanked her and said she has a great opportunity going to work for Gene Price Motorsports. Ms. Shockley thanked everyone. Mr. Baker said we have a General Manager job description, and we can put out the word for her replacement. He said we received interested candidates in the past when we have advertised. He said

there are some paperwork functions that Ms. Thomson can do, and the security function can be done by a new person, and he suggested breaking down the pay scale by seasons/holidays. Mr. Kossnar said we may need two people. Mr. Baker said a GM shouldn't have to work every weekend/holiday, as Ms. Shockley has done. Mr. Baker suggested a work session after the annual meeting to come up with ideas. Ms. Furnell said she has put out the word to some homeowners, and one owner may be interested. Mr. Baker said it doesn't matter if the GM lives inside or outside the Keys; we just need someone with common sense. He said we could split the office functions from the security functions. Mr. Kossnar said KLPZ runs help-wanted announcements at no charge. Mr. Baker said we need to analyze our needs. Mr. Ward said that other HOA's would hire three people, with so many days on and so many days off.

Mr. Baker discussed an anonymous note sent to the GM regarding Rich Ferber conducting business at the Wards. Mr. Ward said Mr. Ferber parks his parasail boat there, which keeps his dock occupied, and he also pulls his weeds. Ms. Shockley said she got a call on March 31 from someone witnessing Mr. Ferber launching four paddleboards and giving the riders instructions. Mr. Ward said he did not see this, but he was golfing that day. Ms. Shockley said she witnessed the paddleboards and the instructions to the riders. Mr. Baker asked the Wards to instruct Mr. Ferber not to do that and not bring his customers there.

The meeting adjourned to Executive Session at 6:30 p.m.

The regular meeting resumed at 6:48 p.m.

Ms. Furnell asked if there is any way someone can talk to the Vista Del Monumento people. The folks on the left side of the Longo's have four dogs that are caged in the garage, and there are a lot of trash bags outside. Mr. Baker said we have no control other than in regards to the streets. Mr. Kossnar said that is a County health issue. Ms. Furnell said the trash outside is attracting coyotes.

The next regular meeting date was set for May 7.

ADJOURNMENT

The meeting adjourned at 6:52 p.m.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS 5/7/12