

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

December 1, 2014

CALL TO ORDER

President Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:04 p.m.

PRESENT

President: Jack Sweeney

Secretary/Treasurer: Laura Lancaster

Board Members: Chris Chambers, Christie May Ward, Kit Furnell, Ryan Shubin (via teleconference), Mark Nicholls & Tony Gaipa

ABSENT

Vice President: Chuck Baker

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Guests: Gary Svider (233), Charlie Ward (227) & Kim Harsch (Robert Gory Realty)

CALL TO PUBLIC

MINUTES

Ms. Lancaster moved to approve the November Minutes. Mr. Nicholls seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

Ms. Lancaster moved to approve the Bookkeeper Report, Prepaid Bills & Bills for Approval; Mr. Shubin seconded the motion and the motion carried unanimously.

PREPAID BILLS FOR APPROVAL

11/03/2014	6889	Jack Sweeney	Buoy anchoring parts/Home Depot	131.22
11/07/2014	EFT	Brooke Utilities, Inc.	53017-11860	126.69
11/13/2014	6890	Frontier	667-2840	64.59
		"	667-4484	62.24
11/13/2014	6891	Global Gate Controls, Inc.	25 Stanley remotes	312.50
11/13/2014	6892	Davis Building Supply	Dumpster supplies	35.04
		"	Lawn supplies	338.54
11/14/2014	6893	Heather Wilson	Advance	925.00
		"	Fuel	100.00
11/14/2014	EFT	Republic Services	3-0527-0040037	2,521.79
11/18/2014	6894	APS	732930287 & 589381281	1,602.15
11/28/2014	*	Heather Wilson	November balance	925.00
11/28/2014		"	Fuel	100.00
11/28/2014	*	Otis Hall	November Groundskeeping	750.00
11/28/2014	*	Sue Thomson	November	1,150.00
		"	October Pitney Bowes Rental	28.00
		"	Postage	7.46
				9,180.22

BILLS FOR APPROVAL

Law Office of John C. Churchill (10/30/14 invoice) \$125.00

Mr. Shubin moved to approve the November Balance Sheet; Mr. Gaipa seconded the motion and the motion carried unanimously. Mr. Chambers moved to approve the November Profit & Loss statement; Ms. Ward seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT

No citations were issued. Ms. Wilson, having a broken computer and unable to print her report, stated that she reseeded the lawn, repaired some sprinklers, put up Christmas decorations, worked on procuring the new rock for the front area, prepped oleanders and had three boulders moved to block the Brooke Utilities hill. The boulders were then moved back by unknown persons, but Brooke witnessed it. She worked with the new owners of Lot 9 who are developing their construction plans. Mr. Sweeney said the new owner sent an email requesting that we write a letter to the Army Corp. in favor of a dock installation; Mr. Sweeney said he told the owner that we need to see his plans before we can write such a letter. The owner should be writing the letter to the Army Corp. *Ms. Furnell moved to approve the November General Manager's verbal report. Ms. Lancaster seconded the motion and the motion carried unanimously.*

OLD BUSINESS

Tenant Information Sheet - *Mr. Sweeney moved to approve the revised Tenant Information Sheet as submitted with some corrections which were discussed in detail. Ms. Ward seconded the motion.* There was a discussion about the number of vehicles allowed at any one house, and is there an option for renters to park in the overflow lot. Mr. Sweeney said the latter issue is already addressed in the rules which are part of the Tenant Information Sheet. Mr. Svider asked about the 7-day/14-day parking lot rule for renters, and Mr. Sweeney said the rule doesn't pose a problem for short-term renters, since their tenancies fall below the maximum number of days one can park in the lot consecutively and/or during the course of any 30-day period. *There being no further discussion the motion carried unanimously.*

Buckskin Fire Department Usage Fee – Mr. Chambers said the fee is \$25 for each two-hour use of department premises for meetings. The statute says goods or services can be substituted in lieu of cash. *Mr. Shubin moved that the Association pay Buckskin Fire Dept. the sum of \$25 for each meeting held on the premises. Ms. Ward seconded the motion and the motion carried unanimously.*

NEW BUSINESS

Lot 199 Plans – Mr. Sweeney presented remodel plans for Lot 199 which involve extending the living room into the existing patio. *Mr. Sweeney moved to approve the Lot 199 remodel plans as submitted. Mr. Gaipa seconded the motion and the motion carried unanimously.*

White line at Lot 199 – The white line at Lot 199 (Navajo Lane side of the property) has now become an issue. Mr. Sweeney said this location was not originally striped; that it got striped accidentally awhile back and is now being used for parking. Vehicles parked there behind the line are blocking the entrance to the house. He said he doesn't want to remove the stripe now, but he also doesn't want it to block the owner's entrance. We could block out a portion that directly affects the owner's entrance and designate it as a 'no parking' area. This wasn't a problem before, because the previous owner did not use that entrance, so it wasn't an issue when it got accidentally striped, but now that the entrance is going to be used, it's a problem. The area in question is Association property. The same condition exists at the adjacent Lot 198. Charlie Ward suggested putting up a cable with a sign on it. Mr. Nicholls said that a 'resident only' parking sign would solve the problem. It was decided that some suggestions be presented to the new owner. The matter was tabled for discussion at a later meeting.

Secret Ballots – Mr. Sweeney said he is opposed to a secret ballot. There were comments about three owners not getting their ballots counted last year, as well as possible information disseminated about the vote tally prior to the annual meeting. Also there is sometimes an issue of owners who want to change their votes during the Annual Meeting after already submitting their ballots. Mr. Sweeney said a secret ballot doesn't solve any of those problems. Ms. Ward suggested that we include a statement on the ballot giving owners an option to request an email acknowledging receipt of their ballot. *Mr. Sweeney moved to have a check box placed on the annual meeting Absentee Ballot so owners can request an email*

confirmation of our receipt of their submitted Absentee Ballot. Ms. Ward seconded the motion and the motion carried unanimously.

Homeowner Directory – Ms. Thomson presented a rough format of the proposed Homeowner Directory. Mr. Gaipa requested that the lot number be included, and Mr. Sweeney requested that the owners' billing addresses be excluded – just the name, lot number, property address, telephone number(s) and email address(es). Mr. Sweeney said the Excel format will be sufficient, omitting those owners who do not want their contact information published. The Directory would have to be updated every year. Ms. Thomson said it will be printed with these parameters and distributed with the dues' statements that will go out the end of March.

Director Absences – Ms. Ward said there is a discrepancy between the CC&R's and the Bylaws concerning board member absenteeism. Mr. Sweeney said we can't change either easily, but if we need to do something about it, we'd need to change the Bylaws, since that would be the easier of the two to amend. Ms. Ward being fine with that for now, no action was taken.

The meeting adjourned to Executive Session at 6:56 p.m. and reconvened at 7:04.

After an Executive Session about Brooke Utilities proposing they deed us the boat ramp and surrounding area in exchange for blocking access to their hill, *Mr. Chambers moved that the Association approve payment of the \$1,800 Mike's Contracting proposal for the property improvements to close off access to the Brooke Utilities hill in exchange for Brooke Utilities deeding us title to the boat ramp and surrounding property, pending attorney approval of the legal description. Ms. Ward seconded the motion. Mr. Sweeney said Brooke needs to provide us with paperwork of what they're proposing to give us. There being no further discussion, the motion carried unanimously.*

ADJOURNMENT

The meeting adjourned at 7:06 p.m.

The next meeting date is January 5, 2015.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS JANUARY 5, 2015