

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Regular Meeting Minutes**  
**December 7, 2015**

**CALL TO ORDER:**

Jack Sweeney called the regular Meeting of the Lake Moovalya Keys Board Members of Directors to order at 6:00 pm.

**PRESENT:**

President:	Jack Sweeney	Lot 197
Vice President	Tony Gaipa	Lot 118
Secretary/Treasurer:	Christie May Ward	Lot 227
Board Members Present:	Kit Furnell	Lot 16
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169

**VIA TELECONFERENCE:**

Ryan Shubin	Lot 161
Laura Lancaster	Lot 162/163

**OTHERS PRESENT:**

Legal Counsel:	John C. Churchill	Lot 153/154
General Manager/ Recording Secretary:	Heather Wilson	Lot 166

**GUESTS:**

Fabio Gaipa	Lot 62
Kathy Norcutt	Lot 73
Don Alexander	Lot 115
Donna Fao	Lot 115
Charlie Ward	Lot 227
Kim Gory	Guest
Robert Gory	Guest
Carla Faulkner	Guest

**ABSENT:**

**CALL TO PUBLIC:**

Mr. Fabio Gaipa Lot 62 has asked the Board for approval to form a committee to review the possibility of increasing the existing roof height limit of 18'. Mr. Tony Gaipa Lot 118, stated that due to our existing roof height restrictions we as homeowners are limited to size of house that we can build on our property.

Mr. Sweeney stated that this issue was brought up years back with no success, but that was years ago. Mr. Sweeney also stated that if Mr. Tony Gaipa and Mr. Fabio Gaipa want form a committee and head up the committee he would be willing to attend the committee meetings. Ms. Furnell, Ms. Ward and Mr. Nicholls also agreed to participate in the meetings as well.

**CALL TO PUBLIC CONTINUED:**

Mr. Tony Gaipa made a motion to set up/head up a committee to review the existing roof height restrictions and options that we have as homeowners and report back to the Board. Ms. Ward seconded the motion and the motion carried unanimously.

**MINUTES:**

Mr. Chambers made a motion to approve the November 2015 **Meeting Minutes**. Mr. Nicholls seconded the motion and the motion carried unanimously.

**BOOKKEEPERS REPORT:**

Mr. Shubin made a motion to approve the November 2015 **Bookkeepers Report**. Mr. Gaipa seconded the motion and the motion carried unanimously.

**FINANCIAL REPORTS:**

Mr. Shubin made a motion to approve the November **2015 Prepaid Bills and Bills for Approval**. Mr. Nicholls seconded the motion and the motion carried unanimously.

**NOVEMBER PREPAID BILLS & BILLS FOR APPROVAL:**

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
11/07/2015	EFT	MyFax Services	Virtual Fax Fee	10.00
11/10/2015	7074	Law Office of John C. Churchill	Oct. HOA	137.50
11/10/2015	7075	Frontier	667-2840	67.69
		"	667-4484	66.07
11/10/2015	7076	Havasu Sweeping	Street sweeping	440.00
11/10/2015	7077	CopperPoint Mutual	Installment 2 of 3 (5/1/15 - 5/1/16)	350.47
11/10/2015	7078	Patrick Porterfield	Seed & fertilize grass	200.00
11/10/2015	7079	Patrick Porterfield	Dig up/replace broken irrigation pipe	115.00
11/10/2015	7080	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
11/13/2015	7081	Heather Wilson	Advance	1,200.00
		"	Fuel	100.00
		"	Advance	125.00
11/14/2015	EFT	Republic Services	3-0527-0040037	2,385.13
11/18/2015	7082	APS	732930287 & 589381281	1,651.38
11/19/2015	EFT	Brooke Utilities, Inc.	53017-11860	366.87
11/30/2015	7083	Heather Wilson	November balance	1,325.00
		"	Fuel	100.00
11/30/2015	7084	Otis Hall	November Groundskeeping	750.00
11/30/2015	7085	VOID		
11/30/2015	7086	Sue Thomson	November	1,250.00
		"	Postage	5.39
				<b>10,670.50</b>

**BILLS FOR APPROVAL:**

Law Office of John Churchill (11/30/15 HOA) \$165.00

Submitted by Sue Thomson

Ms. Ward made a motion to approve the November 2015 **Balance Sheets**.  
Mr. Nicholls seconded the motion and the motion carried unanimously.

Ms. Lancaster made a motion to approve the November 2015 **Profit and Loss Statement**. Ms. Ward seconded the motion and the motion carried unanimously.

**GENERAL MANAGER’S REPORT:**

Mr. Chambers made a motion to approve the November 2015 **General Manager’s Report**. Mr. Nicholls seconded the motion and the motion carried unanimously.

**OLD BUSINESS:**

**Bids for Bridge Repair:**

Mr. Sweeny has not received the bid to repair the wood bumpers at the first bridge.

Larry’s Painting has submitted a proposal dated December 3, 2015 to perform the following scope of work:

• Repair and restore wood finishes on bridges	\$ 1,210.00
• Repaint hand rails on bridges	\$ 457.00
• Repaint front gates	<u>\$ 250.00</u>
<b>TOTAL</b>	<b><u>\$1,917.00</u></b>

Mr. Sweeney made a motion to approve Larry’s Painting proposal dated December 3, 2015 in the amount of One Thousand Nine Hundred Seventeen Dollars (\$1,917.00).  
Mr. Shubin seconded the motion and the motion carried unanimously.

**Canal Addresses:**

Ms. Wilson presented to the Board the proposal from Signcraft to provide the following scope of work:

• Furnish only (200) 4” reflective lettered signs @ \$18.00 each	\$ 3,600.00
• Install (200) signs at \$5.00 per sign	<u>\$ 1,000.00</u>
<b>TOTAL</b>	<b><u>\$4,600.00</u></b>

Mr. Sweeney has requested that a notice be sent out with the dues statement as to whether the homeowner **opposes** to the installation of the sign on their property.

Mr. Chambers made a motion to approve Signcraft’s proposal dated December 2, 2015 in the amount of \$4,600.00. Ms. Ward seconded the motion and the motion carried unanimously.

Ms. Wilson is to present to the Board color samples of the signs at the January meeting prior to placing the order.

**Lot 181 8801 Yaqui Loop:**

Per the request of the Board, Ms. Wilson sent Mr. Hall the homeowner of the property a letter regarding specific repairs that need to be performed to the property within thirty (30) days of receiving the letter i.e.; securing/repairing of the exterior decking, secure/repairing of hand railing that is hanging off decking, painting and weed removal.

**Lot 181 8801 Yaqui Loop continued:**

Ms. Wilson presented progress photos of the property. Some of the repairs have been addressed, however all repairs that are required are not complete to this date. Ms. Wilson is to provide progress photos and an update at the January meeting.

**NEW BUSINESS:**

**Lot 224 8888 Riverside Drive:**

Mr. Tovatt property Owner of Lot 224 resubmitted three (3) sets of drawings to the Board for approval. Mr. Sweeney stated that the resubmitted set of plans are in compliance with the CC&R's.

Mr. Sweeney made a motion to approve the revised set of drawings dated 11-17-15 for Lot 224. Mr. Chambers seconded the motion and the motion carried unanimously.

Drawings were stamped approved and signed by the attending Board Members. Ms. Wilson is to retain one (1) set for our records and the remaining two (2) sets will be mailed back to the Owner.

**Lot 227 8920 Riverside Drive:**

Ms. Ward property Owner of Lot 227 submitted three (3) sets of drawings to the Board for approval. Mr. Sweeney stated that the submitted set of plans are in compliance with the CC&R's.

Mr. Sweeney made a motion to approve the set of drawings dated 03-15-15 for Lot 227. Mr. Nicholls seconded the motion and the motion carried unanimously.

Drawings were stamped approved and signed by the attending Board Members. Ms. Wilson is to retain one (1) set for our records and two (2) sets were given to Ms. Ward at the meeting.

**Moovalya Drive – VDMA Association:**

Ms. Wilson asked the Board for clarification as to the rules that pertain to the parking and the use of motorhomes in the street on Moovalya Drive on the riverfront side of the street, VDMA Residences. Ms. Wilson has been experiencing the use of a motorhome on Moovalya Drive with the pop outs out and plugged into electricity, then parking vehicles on the street side of the motorhome, making it double parking, causing obstruction to traffic coming over the bridge.

Mr. Sweeney stated if the motorhome is on the property's owner property then we have no jurisdiction when it comes to VDMA residences. However, the double parking and the obstruction of traffic qualifies for towing of the vehicle.

Mr. Baker expressed his concerns of no white line on that side of the street, and what it brings in the future with no white line striping.

Ms. Wilson stated that hopefully this is an isolated motorhome parking issue and it will go away once the homeowner's house is completed.

Mr. Churchill stated that the Lake Moovalya Keys does own the streets and we have a right to tow any vehicle that is obstructing traffic.

**Grass Area at Entrance:**

Ms. Wilson presented to the Board pictures of the damaged grass at the entrance caused by off road vehicles driving over the grass causing damage not only to the grass but also breaking underground sprinkler piping and sprinklers.

Ms. Wilson stated that this has happened numerous times and asked the Board the possibility of installing some type of fencing to avoid vehicles from driving over the grass.

The Board was not in favor of installing any type of fencing, but instructed Ms. Wilson to post a special notice on our website making homeowners aware of this problem and to report to the General Manager should they witness anybody driving over the grass area causing damage to the grass and sprinkler system.

**VEGETATION MANAGEMENT COMMITTEE:**

Ms. Wilson reported that Aquatic Harvesting has requested a video of our canals so they can give a bid to remove the weeds from the canals. Aquatic Harvesting is located in Northern California, which makes an actual site visit not an option. The daily rate charge for the weed removal is \$1,500.00 per day. Aquatic Harvesting feels the job can be done in two – three days. It is the Association’s responsibility for the haul away and disposal of the weeds that are removed from the canals.

Ms. Wilson has left a message and sent an email to Bill Miller with The Army Corp of Engineers regarding the letter of permission that is required prior to removal of vegetation from the canals. Ms. Wilson is to report back at the January meeting.

Mr. Sweeney stated that he is under the impression that the Letter of Permission is already in the works and asked Ms. Wilson to check on the status of the Letter of Permission and report back at the next meeting.

**REQUEST FOR WALL REMOVAL BLOCKING ACCESS TO PARCEL:**

Mr. Sweeney presented to the Board a letter from Daniel Bolton requesting access to his property thru our entrance gate and the removal of the block wall at the mail boxes to gain access to his property.

7:07 Executive Session is now in Session.

7:15 Executive Session has adjourned. Regular session is now in session.

Mr. Sweeney made a motion for John Churchill, our legal counsel, to write a letter asking Mr. Bolton to present proof as to the determination of the easement of his property. Mr. Baker seconded the motion the motion passed unanimously.

Mr. Churchill will report back at the January 2016 meeting.

**ADJOURNMENT:**

Executive session 7:07 pm

The next Meeting date is January 4, 2016

The Meeting adjourned at 7:20 pm

Submitted by Recording Secretary, Heather Wilson