

LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting

February 2, 2015

CALL TO ORDER

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

PRESENT

President: Jack Sweeney

Secretary/Treasurer: Laura Lancaster

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

ABSENT

Vice President: Chuck Baker

Board Members: Chris Chambers & Ryan Shubin

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (233), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

MINUTES

Ms. Lancaster moved to approve the January Meeting Minutes. Ms. Furnell seconded the motion. Mr. Sweeney noted two corrections on page 3. There being no further discussion the motion to approve the Minutes, as corrected, carried unanimously.

FINANCIAL REPORTS

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

PREPAID BILLS FOR APPROVAL

01/03/2015	EFT	Brooke Utilities, Inc.	53017-11860	177.51
01/05/2015	6913	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
01/07/2015	6914	Law Office of John C. Churchill	HOA/November	75.00
01/07/2015	6915	Frontier	667-2840	64.59
		"	667-4484	62.24
01/07/2015	6916	Desert Dominion Security	12/31/14	238.93
01/07/2015	6917	Beaver Insurance Agency	Sue Thomson Surety Bond	359.00
01/07/2015	6918	VOID		0.00
			4th quarter liability less credit	
01/07/2015	6919	CopperPoint Mutual	balance	138.61
01/09/2015	6920	Davis Building Supply	Lawn & cable ties	98.89
01/14/2015	EFT	Republic Services	3-0527-0040037	2,547.37
01/14/2015	EFT	Republic Services	3-0527-0040037	2,547.37
01/15/2015	6921	Heather Wilson	Advance	925.00
		"	Fuel	100.00
01/20/2015	6922	APS	732930287 & 589381281	1,666.83
01/30/2015	EFT	Brooke Utilities, Inc.	53017-11860	243.67
			Guard shack light repair/Davis	
01/30/2015	6923	Jack Sweeney	Hardware	45.55
01/30/2015	6924	Heather Wilson	January balance	925.00
		"	Fuel	100.00
01/30/2015	6925	Otis Hall	January Groundskeeping	750.00
01/30/2015	6926	Sue Thomson	January	1,150.00
		"	December Pitney Bowes Rental	28.00
		"	Postage	11.52
		"	Tax forms	<u>6.00</u>
			TOTAL	12,286.08

BILLS FOR APPROVAL (none)

Ms. Lancaster moved to approve the January Balance Sheet; Mr. Nicholls seconded the motion and the motion carried unanimously. Ms. Lancaster moved to approve the January Profit & Loss statement; Mr. Gaipa seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT

Ms. Lancaster moved to approve the January General Manager's report. Mr. Nicholls seconded the motion. No citations were issued. Ms. Furnell had a question about the gate being open for the Firestone garage sale. Mr. Sweeney said the Firestone property is in Vista del Monumento Acres. Ms. Furnell wanted to know if she needs approval to keep the gate open for other garage sales in the Keys. Mr. Sweeney said it's nice if you bring it to the Association's attention at a board meeting. Mr. Sweeney also said that the Firestones did ask that the gate be left open for the sale, the proceeds of which went to two local charities.

Ms. Ward asked about the outcome of the GM's discussion with the groundskeeper, and Ms. Wilson said she is trying to get Otis's signature on a maintenance agreement which would include a set schedule for service. She said he previously agreed to work Friday mornings, finishing by noon, and Mondays to handle the dumpster area. She said Otis wants work to be done at his discretion, so she is working on some revisions to the agreement. She would like Mondays to be dedicated to dealing with the trash. Mr. Sweeney said he needs to comply with the watering schedule so the grass isn't cut when it's wet. Mr. Sweeney also said that keeping the dumpster area clean is a bigger portion of his job description than the landscaping. Ms. Wilson said she just wants Otis to stick to the schedule and to wear work boots, not sandals. She said she thinks he will agree to this. *There being no further discussion the motion carried unanimously.*

OLD BUSINESS

Street Maintenance – T&C Seal Coating was here to inspect the streets, and they will give us a quote for a uniform appearance. Mr. Sweeney said we need a quote for crack fill and seal coat. Ms. Wilson said she will get a quote for a slurry coat, as it has been eight years since the last slurry. Mr. Sweeney said he wants a separate quote for just the crack fill and seal coat. Ms. Wilson suggested delaying T&C until fall because of the current projects on Moovalya Drive which will create dirty streets. Mr. Sweeney said we can't wait for those projects to be finished; that the Firestone job is an 18-month project, so Mr. Sweeney said he wants the streets done this spring.

NEW BUSINESS

Board Nominations/Annual Meeting Documents – Ms. Thomson reported that no one aside from the incumbents expressed an interest in being placed on the ballot for a Board position. Ms. Thomson previously distributed to the Board drafts of the Annual Meeting 2014 Financials, 2015 Budget, Annual Meeting Notice, Agenda and Absentee Ballot. *Ms. Lancaster moved to approve the annual meeting documents for distribution to the membership. Mr. Nicholls seconded the motion and the motion carried unanimously.*

Lot 202 Plans – The Board reviewed detailed remodel plans for Lot 202. Mr. Sweeney reported that the building height is to be 17' 11.25", with 5' setbacks on both sides. He said he located the property markers and confirmed that the setbacks comply. *Mr. Sweeney moved to approve the Lot 202 plans as submitted, as they meet the side and front setbacks and height restriction. Mr. Gaipa seconded the motion and the motion carried unanimously.*

Large Parcel Mailbox – Mr. Sweeney hired Shaffer Welding to rebuild the large parcel mailbox base. Mr. Sweeney will install it next to the other units on the concrete by the bike rack. He said the base and pole is being rebuilt to match the other units. *Ms. Lancaster moved to approve the rebuild by Shaffer Welding of the base and pole on the*

large parcel mailbox, at a cost not to exceed \$450. Mr. Nicholls seconded the motion and the motion carried unanimously.

Security for Race Weekend – Security will be hired for race weekend (Thursday, Friday and Saturday).

Mr. Churchill said he found an old file on Brooke Utilities from 12 years ago when we previously discussed with Hardcastle a possible quitclaim. Mr. Sweeney said he thinks the current proposed 'exchange' has been dropped since Brooke is no longer pursuing the matter with us.

ADJOURNMENT

The meeting adjourned at 6:27 p.m.

The next meeting date is March 2, 2015.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS MARCH 2, 2015