

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

April 6, 2015

CALL TO ORDER

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

Vice President: Chuck Baker

Secretary/Treasurer: Laura Lancaster

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

ABSENT

Board Member: Mark Nicholls

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (233), Bill Chiles (199/200), Al Phillips (168), Rick Fevurly (79), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

Mr. Fevurly asked who to contact about silt in the canals; he understands there is a new Army Corps of Engineers' person in charge, and he asked what our options are. Mr. Sweeney suggested the formation of a committee to see if we have any options with the Army Corps and if so, then we can explore those options. The committee needs to find out where the new man stands on these issues, but the committee has to be willing to spend some time on the matter. On a positive note, once the committee is formed, at least we can move forward. Mr. Fevurly asked if we could send out a letter to homeowners, and Mr. Sweeney said he could do a letter insert with the dues' statements that will go out towards the end of June to solicit homeowner interest, but Mr. Sweeney did not want to make the letter a special mailing just for that. Ms. Ward said she went online and printed information from the Army Corps website that includes guidelines for excavating, dredging and the disposal of silt, and that every homeowner can

apply for a permit to remove 10 yards of silt each, which is about one dump truck full. Mr. Sweeney said that if that's the case, every homeowner would have to get a permit. Or perhaps we could get a blanket permit for all lots together. Mr. Fevurly said it is not an issue for every lot; that we should focus solely on the bad spots, such as by the bridges. Mr. Sweeney said the letter will go out in June to see if there's interest in forming a committee. Mr. Chambers suggested that Mr. Fevurly call the Corps in the meantime; that the new man's name is Bill. Then Mr. Fevurly can call Mr. Sweeney after he has talked to Bill. Mr. Gaipa suggested Mr. Fevurly speak to Mr. Baker, or others who have prior experience with the Corps, before calling them. Mr. Sweeney said preliminary questions should be kept general, so let's not pinpoint specifics at this time. While Mr. Fevurly agreed that one permit would be desirable, Mr. Sweeney stated that the canals are owned by the individual owners. Mr. Sweeney said the maximum depth of the canals at his residence is between 5-1/2 ft. and 6 ft.

MINUTES

Mr. Chambers moved to approve the March Meeting Minutes. Mr. Gaipa seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

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

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

PREPAID BILLS & BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
03/03/2015	6941	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
03/03/2015	6942	Law Office of John C. Churchill	HOA 1/31/15	225.00
03/05/2015	6943	Law Office of John C. Churchill	Pierce Legal Fee (reimbursed by owner)	250.00
03/05/2015	6944	Frontier	667-2840	66.93
		"	667-4484	64.49
03/05/2015	6945	Internal Revenue Service	2014 Federal income tax	63.00
03/05/2015	6946	AZ Department of Revenue	2014 State income tax	50.00
03/05/2015	6947	A & E Services	2014 Tax Returns	350.00
03/13/2015	6948	Heather Wilson	Advance	925.00
		"	Fuel	100.00
03/17/2015	EFT	Republic Services	3-0527-0040037	1,373.29
03/17/2015	6949	APS	732930287 & 589381281	1,624.79
03/25/2015	6950	VOID	Destroyed in transit	
03/26/2015	EFT	Brooke Utilities, Inc.	53017-11860	140.29
03/31/2015	6954	Parker Office Supply	Homeowner Directory	196.18
		"	Refund overcharge on supplies	-17.53

03/31/2015	6951	Heather Wilson	March balance	925.00
		"	Fuel	100.00
03/31/2015	6952	Otis Hall	March Groundskeeping	750.00
03/31/2015	6953	Sue Thomson	March	1,150.00
		"	February Pitney Bowes Rental	28.00
		"	Postage	<u>176.87</u>
				<u>8,566.31</u>

BILLS FOR APPROVAL

Nelson Digging #4112 (revised from proposal)	\$3,475.55
Law Office of John C. Churchill (3/31/15 – HOA 2 months)	300.00

GENERAL MANAGER’S REPORT

Ms. Ward moved to approve the March General Manager’s report. Mr. Gaipa seconded the motion and the motion carried unanimously.

OLD BUSINESS

Street Maintenance – Ms. Wilson prepared a calendar of events for the crack fill, seal coating and re-striping of the streets. T&C Seal Coating will start on Monday, April 13, finishing up on Thursday, April 16. Striping will be done after a five-day cure, and the striper is working with T&C on project coordination. The striper’s price increase is due solely to an increase in the cost of materials.

Groundskeeper – No further action necessary.

ELECTION OF OFFICERS

Mr. Sweeney encouraged someone else to take the position of President and also elect a new Secretary/Treasurer, since Ms. Lancaster may soon no longer be a property owner. Since no one volunteered to serve as President, Mr. Sweeney said he would continue for another year, if someone stepped up to serve as Vice-President. *Mr. Baker nominated Mr. Sweeney for President, Mr. Gaipa for Vice-President and Ms. Ward for Secretary/Treasurer. Ms. Lancaster seconded the nominations and the following were unanimously elected to the following positions:*

President	Jack Sweeney
Vice-President	Tony Gaipa
Secretary/Treasurer	Christie May Ward

Ms. Thomson read the count of the Board of Directors election held during the recent Annual Meeting, and the count will be posted in the 2015 Annual Meeting Minutes.

NEW BUSINESS

Lot 190 Plans – None were submitted; matter off agenda until homeowner resubmits.

Lot 199 Plans – Mr. Sweeney reviewed and distributed remodel plans for Lot 199 located at the corner of Moovalya and Hopi Drives. The request involves the wall facing Moovalya Drive, and section 12.2.8 of the CC&R's may apply. Mr. Chiles said approval of his request will afford him more privacy, as the front of his house is actually on the side of the lot facing Moovalya Drive. Section 12.2.8 of the CC&R's states that no solid wall or fence can be higher than 2.5 ft or within 10 feet of the rear setback. There is a 6 ft. side setback, so it's a 'tweener' situation. Mr. Chiles wants another wall 12 in. back from the existing wall to create a planter, and it is planned to be scrolled, made from high-quality iron with 4 ft. x 3 ft. stone columns and 2 ft. wings. Fifty percent of the wall would be open with iron material, and this would afford privacy to the rear yard. People have been encroaching on his property, so his plan would give the property more security and would be an improvement to the general landscape. Mr. Sweeney said that since his own property is located directly across from Mr. Chiles' lot, he can attest that Mr. Chiles' dock and backyard are used by people to get to and from the water. He also said the same goes for those who fish off the bridge, which they are not supposed to do, but again Mr. Chiles' property is used as an escape route back to the street from the water. Mr. Sweeney said that if the proposed wall is not a solid wall, then we have the ability to approve it without violating section 12.2.8 of the CC&R's. If the wall is interpreted to be solid, then we can't approve it.

Mr. Churchill said that section was intended to prohibit vision problems when backing out of garages; being able to see vehicles coming and going. A see-through wall can safely allow visibility of vehicles coming and going, so Mr. Chiles' proposal of a see-through wall should not present a problem and should not be in violation of the CC&R's. As long as Mr. Chiles' vision of bridge traffic is not impaired, the plan can be approved.

Mr. Sweeney moved to approve Mr. Chiles' building plan for the proposed wall to be constructed at Lot 199 provided it does not exceed 36 inches higher than the existing wall. Mr. Gaipa seconded the motion and the motion carried unanimously.

The meeting recessed at 6:37 p.m. and reconvened at 6:43 p.m.

Bookkeeper's Cutback Proposal – Ms. Thomson previously distributed to the Board a proposal to pass on all of her non-bookkeeping duties to others and to re-evaluate her compensation. Ms. Wilson expressed her interest in taking on much of those non-bookkeeping duties that were listed on Ms. Thomson's proposal, except for the task of taking minutes. After further discussion, *Mr. Baker moved to accept Ms. Thomson's cutback proposal with Ms. Wilson taking on the non-bookkeeping related duties except for the minutes which will be done by a third person, yet to be determined, with Ms. Thomson's new compensation and reduced duties to start next month. Mr. Sweeney seconded the motion and the motion carried unanimously.*

Mr. Sweeney moved to approve a motion that Ms. Wilson procure a virtual fax number so she can receive faxes, in lieu of Ms. Thomson's fax number, with the new fax number to be posted on the website. Mr. Shubin seconded the motion and the motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:03 p.m.

The next meeting date is May 4, 2015.

Submitted by Recording Secretary, Sue Thomson
APPROVED BY BOARD OF DIRECTORS MAY 4, 2015