

LAKE MOOVALYA KEYS
Board of Directors
Regular Meeting

May 4, 2015

CALL TO ORDER

Jack Sweeney called the regular meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 p.m.

PRESENT

President: Jack Sweeney

Secretary/Treasurer: Laura Lancaster

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

ABSENT

Vice President: Chuck Baker

Board Member: Chris Chambers

OTHERS PRESENT

General Manager: Heather Wilson

Business Manager/Recording Secretary: Sue Thomson

Legal Counsel: John C. Churchill

Guests: Gary Svider (233), David & Donna Ehlers (170), Kim Harsch (Robert Gory Realty) & Carla Faulkner (David Plunkett Realty)

CALL TO PUBLIC

Mr. Gaipa brought up the recent street striping project, noting that some of the white lines were not painted in the right places, with some of them one to two feet off resulting in some unhappy owners, especially on Papago. Mr. Sweeney said he is aware of the issue, and he said the striper is coming back in a week or two to restripe the problem areas. He said he previously used tags to mark the stripe locations, but he didn't think about using tags this time. It will be fixed.

MINUTES

Ms. Ward moved to approve the April Meeting Minutes. Mr. Shubin seconded the motion. Mr. Sweeney noted three corrections. There being no further discussion the motion to approve the Minutes as corrected carried unanimously.

Ms. Ward moved to approve the 2015 Annual Meeting Minutes. Ms. Furnell seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

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

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

PREPAID BILLS & BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
04/01/2015	6955	Nelson Digging Services, LLC	Street patching	3,475.55
04/06/2015	6956	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
04/06/2015	6957	CopperPoint Mutual	1st quarter liability	335.00
04/06/2015	6958	Frontier	667-2840	66.93
		"	667-4484	64.49
04/07/2015	6959	Law Office of John C. Churchill	Feb. & Mar. HOA	300.00
04/07/2015	6960	Global Gate Controls, Inc.	50 Stanley remotes	625.00
04/07/2015	6961	Davis Building Supply	Oil & cleaning supplies	35.04
04/07/2015	6962	Havasu Sweeping	Street sweeping	440.00
04/14/2015	EFT	Republic Services	3-0527-0040037	1,355.05
04/15/2015	6963	Heather Wilson	Advance	925.00
		"	Fuel	100.00
04/15/2015	6964	Buckskin Sanitary District	112770	428.66
		"	112790	428.66
		"	112800	428.66
04/15/2015	6965	APS	732930287 & 589381281	1,625.13
04/16/2015	6966	T & C Seal Coating, Inc.	Crack fill, seal coat	30,250.00
04/23/2015	EFT	Brooke Utilities, Inc.	53017-11860	136.14
04/23/2015	DEBIT	AZ Corporation Commission	Annual Report	10.00
04/27/2015	6967	Precision Striping, Inc.	Road Striping	3,350.00
04/27/2015	6968	CopperPoint Mutual	1st of 4 installments	630.60
04/30/2015	6969	Heather Wilson	April balance	925.00

		"	Fuel	100.00
04/30/2015	6970	Otis Hall	April Groundskeeping	750.00
04/30/2015	6971	Sue Thomson	April	1,150.00
		"	Postage	9.31

47,969.22

BILLS FOR APPROVAL

Law Office of John Churchill (4/30/15 HOA) \$350.00

GENERAL MANAGER’S REPORT

Ms. Furnell moved to approve the April General Manager’s report. Ms. Lancaster seconded the motion. Mr. Nicholls reported that he saw Otis working at approximately 8:00 p.m. on Friday night. Ms. Wilson said she was aware of it, stating that Otis lost some money and was searching for it, which he finally found. There being no further discussion the motion carried unanimously.

OLD BUSINESS

Army Corp of Engineers – The matter was tabled since Mr. Fevurly is not present at the meeting.

Tina Rose – Ms. Thomson reported that Tina Rose will be taking over some of the nonbookkeeping duties Ms. Thomson is relinquishing starting next month. Ms. Wilson, who originally approached Ms. Rose about the job, said that Ms. Rose is experienced and willing to take on the job. Ms. Thomson was asked to send to all the Board members her prior email to Mr. Sweeney outlining the proposed job duty splits between Ms. Wilson and Ms. Rose so we can finalize the transfer of duties next month. Ms. Thomson will finish out her ongoing duties through the end of May, with the transfer of all non-bookkeeping duties going to Ms. Wilson/Ms. Rose on June 1. *Mr. Sweeney made a motion to approve a monthly compensation of approximately \$400 to Tina Rose effective June 1, 2015, said compensation depending on the final outcome of the exact duties transferred to her. Ms. Furnell seconded the motion and the motion carried unanimously.*

NEW BUSINESS

Lot 41 Plans – Building plans were submitted to split a single residence currently occupying both Lots 41 and 42, which plans call for a new 1,500 square foot residence to be constructed on Lot 41. The new residence would be located behind the stand-alone garage currently located on Lot 41. Mr. Sweeney said the height and setbacks for the new construction are in compliance with the CC&R’s. He also noted that the existing garage on Lot 41 was built with a three-foot setback, which was permissible at the time it was constructed, so that setback is grandfathered, but the new-structure setbacks are in compliance with current requirements. *Mr. Gaipa made a motion to approve the construction plans for a new residence to be located on Lot 41 behind the*

existing (grandfathered) stand-alone garage, causing the single-family residence currently located on Lots 41/42 to become two separate residences. Ms. Furnell seconded the motion and the motion carried unanimously.

Ehlers' Dog Incident – Mr. Sweeney previously looked into an alleged dog barking and aggressive behavior incident between the Ehlers' dog and a VDMA owner, and after talking to everyone involved, Mr. Sweeney determined that there was no such misbehavior on behalf of the Ehlers' dog. However, because the Ehlers are present at the meeting, Mr. Sweeney brought up the alleged incident and stated that the dog was not misbehaving and was properly restrained in the subject golf cart, with its owners, at all times during the alleged incident.

Mr. Churchill reported that he once had a case in Havasu involving a pit bull. He said that pit bulls and rottweilers are getting to be common exclusions on homeowner insurance policies, so dog owners should check their insurance policies. He also said that the exclusion can apply even if the pit bulls are only part pit bull, not just full bred.

ADJOURNMENT

The meeting adjourned at 6:28 p.m.

The next meeting date is June 1, 2015.