

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Annual Meeting**  
**March 26, 2016**

**La Paz County Boating and Safety Training Room**  
**Parker, AZ**

**CALL TO ORDER:**

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

**PRESENT:**

President:	Jack Sweeney	Lot 197
Vice President	Tony Gaipa	Lot 118
Board Members Present:	Kit Furnell	Lot 16
	Mark Nicholls	Lot 169

**ABSENT:**

Secretary/Treasurer	Christie May Ward	Lot 227
	Chris Chambers	Lot 164
	Chuck Baker	Lot 116/117

**OTHERS PRESENT:**

Legal Counsel:	Julie LaBenz	Lot 153/154
General Manager/ Recording Secretary:	Heather Wilson	Lot 166
	Carla Faulkner	David Plunkett Realty

**MEMBERS PRESENT:**

The sign in sheet of those present at the Annual Meeting is on file with the Association. Twenty Four (24) property owners were present at the meeting.

**INTRODUCTIONS:**

The property owners and meeting guests introduced themselves. The Board Members, Legal Counsel, Recording Secretary and General Manager introduced themselves to the membership.

**MINUTES:**

The minutes of the 2015 Annual Meeting were approved by the Board of Directors on June 1, 2015.

**APPROVAL OF 2015 FINANCIAL REPORTS:**

President Jack Sweeney reported that the HOA is fully funded and in good shape financially. Vice President Tony Gaipa made a motion to approve the 2015 Financial Reports. Ms. Kit Furnell seconded the motion the motion carried unanimously.

**NOMINATIONS FOR BOARD OF DIRECTORS:**

None aside from incumbents listed on the ballot.

**CALL TO PUBLIC:**

No call to the public

**GUEST SPEAKERS:**

No guest speakers.

**PAST PROJECTS:**

**Trimming of oleanders:**

President Jack Sweeney reported that the oleanders at the grass area have been trimmed down about five or six feet. President Jack Sweeney stated that this process usually takes place every two (2) years.

**No Wake Signs:**

President Jack Sweeney reported that new no wake signs have been installed at all the canal bridges for a total of sixteen (16) new no wake signs.

**Slurry/Sealcoating of Streets:**

President Jack Sweeney reported that all of the streets have been slurry coated and restriped last April 2015.

**Painting of Gates/Bridge Handrails/Seal of Bridges:**

President Jack Sweeney reported that the painting of the gates and bridge handrails has been completed. The sealing/staining of the wood on the sides of the canals will be completed the weekend of March 28, 2016.

**New Wood Bumpers at the First Bridge:**

President Jack Sweeney reported that new wood bumpers have been installed at the first bridge.

**New Buoys:**

President Jack Sweeney reported that we have replaced the buoys at both entrances to the Keys and one new buoy at the crossways, where Papago and Apache meet, which is located at the downriver canal entrance. For a total of three (3) new buoys.

**PROPOSED PROJECTS:**

**New Video Recording system in the Guard Shack:**

President Jack Sweeney reported that the Association has purchased a new video recording system for the guard shack, which is an updated version of the existing system. The current recording system is about fifteen (15) years old and was able to only record six (6) cameras. The new recording system will be able to record nine (9) cameras. The approximate cost for the system was about \$4,000.00 plus shipping and taxes. President Jack Sweeney stated that he will be installing the video recording system himself and then train the General Manager on how to operate the system.

**New Canal Address Signs:**

President Jack Sweeney reported that the Buckskin Fire Department has requested that the association install reflective canal address signs on the water side of property owner's homes, so in the case of an emergency, the Fire Department or any other emergency service will be able to identify the homes for the water side of the property. President Jack Sweeney presented a sample of what the canal address sign looks like.

### **New Canal Address Signs Continued:**

Ms. Heather Wilson stated that there will be a **Special Notice** mailed out with the April Dues statement notifying property owners of the canal address sign project.

Ms. Heather Wilson reported that property owners will be only be asked to respond to the **Special Notice** if they **oppose** to having Signcraft (a professional sign company), install their canal address sign.

### **U.S. Army Corp of Engineers Letter of Permission:**

President Jack Sweeney reported that the application for the Letter of Permission to remove the weeds from the canals has been submitted to the U.S. Army Corp. of Engineers and we should be hearing back from them sometime in April 2016.

### **Vegetation Management – Aquatic Harvesting:**

President Jack Sweeney reported on a company by the name of Aquatic Harvesting that has a piece of equipment called a harvester. The harvester will cut the weeds in the canal, then the weeds will go thru the harvester and end up on a barge.

Ms. Trish Wikoff Lot 95 asked what time of year are we planning on performing the harvesting. President Jack Sweeney replied it will most likely be in June or July when the weeds are in abundance.

Mr. Howard Wikoff Lot 95 asked how long the permit is good for. President Jack Sweeney replied that the permit is good for three to five years, depending upon what the U.S. Army Corp. of Engineers approves.

Mr. Steve Catlin Lot 177 asked what is done with the trimmings. President Jack Sweeney replied that the trimmings will be disposed at the first launch ramp area, and then it is up to us to dispose the weeds once they are dried out.

### **OPEN DISCUSSION:**

#### **Raccoons:**

Ms. Joan Smith Lots 103 and 104, asked if we have been experiencing raccoon problems. President Jack Sweeney replied that he has not received any requests for the raccoon cages in sometime and that it appears to him that the raccoon problems are not as bad as it has been in the past.

#### **Electrical Bill:**

Mr. Richard Arnold Lot 199 asked what is included in our electrical bill. President Jack Sweeney replied it covers the street lights, guard shack, gate operation, key pad operation and sprinkler system.

#### **Gate Operation:**

Mr. Don Alexander Lot 115 stated that it appears to him that the gate is operating slower than usual. President Jack Sweeney reported that the gates will be getting their annual service performed next month.

Mr. Don Alexander Lot 115 reported that the gate does not actually open until he is right up against the gate. Ms. Heather Wilson replied that she will check on the antenna, maybe it is broken. The antenna allows for a better signal from the remote.

**Security Cameras:**

Ms. Kathy Northcutt Lots 73 and 102 asked if we could install a security camera off one of the lamp poles in the overflow parking lot. President Jack Sweeney replied that APS owns the lamp poles and we are not allowed to attach anything to the APS lamp poles.

Ms. Joan Smith Lots 103 and Lot 104 suggested that we install a pole at the trash enclosure area and hang a camera from the pole. President Jack Sweeney replied that we do not have any power at the trash enclosure area.

**Stolen Razor:**

Mr. Don Alexander Lot 115 asked if there was any update on the razor that was stolen out of the overflow parking lot. President Jack Sweeney reported that there has been no update given. President Jack Sweeney stated that the video recorder was not recording at that time. That is when it was discovered that the recorder was not functioning properly.

Mr. Doug Kashuba Lot 122 asked why are we not checking the security camera system on a weekly basis to be sure it is operating correctly. Ms. Heather Wilson stated that when you are in the guard shack it appears that the system is operating correctly, due to the fact that the cameras are working and you can see that they are working when you are inside the guard shack. Ms. Wilson stated that moving forward she will be trained with the new video recording system so she is able to check that the video recording system is working correctly on a regular basis.

**Security Guard:**

Mr. Doug Kashuba Lot 122 reported that he felt the guard was not stopping people at the gate and that the guard just sits inside the guard shack.

Ms. Heather Wilson replied that the guard has been instructed to **not** stop property owners that have a sticker in their windshield or have an opener to open the gate. In the past when the guard has stopped a homeowner who has an opener or a sticker in the windshield, the property owners have gotten upset with the Guard.

Ms. Heather Wilson reported that the security guard company that we have hired has been with us for 4-5 years. Therefore the guard does recognize most of the property owners that are entering the property and flags them on in.

Ms. Heather Wilson also stated that Dominion Security is the only security company available in La Paz County to her knowledge and they are professional, dependable, arrive in uniform and provide a highly visible security vehicle to drive thru the property. The Guard has been instructed to tour the property every 45 minutes to ensure safety in the streets and to be aware of any problems that may occur.

Ms. Heather Wilson reported that since we have had security, the streets at night are a lot safer and we have not had any fights or golf cart accidents since their presence.

**Street Sweeping:**

Ms. Trish Wikoff Lot 95 asked if we still have a street sweeper. Mr. Heather Wilson reported that Havasu Sweeping is our street sweeper and they come on a quarterly basis. Ms. Wilson stated they were here on Thursday March 24, 2016.

**Building Height Committee:**

Mr. Richard Arnold Lot 199 asked for an update on the Building Height Committee. Vice President Tony Gaipa reported that the committee has met in regards to researching the **possibility** of allowing the finished roof height to be increased, which would allow property owners more design options when remodeling their homes, so that we do not end up with a bunch of houses having a boxed look.

President Jack Sweeney stated that the Board **cannot** vote on any building height changes and **only** the property owners can make that decision by voting on it.

President Jack Sweeney also stated that the Building Height Committee has only been formed to do the **research** and then submit the research to the Board.

Once the Board reviews the **research**, the Board will then present it to the property owners for voting and approval.

**Dogs off Leash:**

Ms. Donna Fao Lot 115 reported that she feels we still have issues with dogs not being on a leash and that she recently has been chased down the street by a dog not on a leash. Ms. Donna Fao Lot 115 stated that the next time a dog chases her she will be forced to use pepper spray on the dog.

**ELECTION RESULTS:**

President Jack Sweeney announced the election results with the following persons being elected to the Board.

	<b><u>Lot Number</u></b>	<b><u>Number of Votes</u></b>
Jack Sweeney	197	47
Kit Furnell	Lot 16	42
Chuck Baker	Lots 116 & 117	39
Chuck Smith	Lots 103 & 104	39
Christie May Ward	Lot 227	38
Chris Chambers	Lot 164	37
Gary Fahy	Lot 22	36
Tony Gaipa	Lots 118 & 120	34
Kathy Northcutt	Lot 73 & 102	33
Mark Nicholls	Lot 169	33

Total number of property pwners that voted was Fifty One (51)

**ADJOURNMENT:**

The Meeting adjourned at 10:30 am

Submitted by Recording Secretary, Heather Wilson