

LAKE MOOVALYA KEYS
Board of Directors
Approved Regular Meeting Minutes
September 11, 2016

CALL TO ORDER:

President Tony Gaipa called the Regular Meeting of the Lake Moovalya Keys Board of Directors to order at 6:00 pm.

PRESENT:

President:	Tony Gaipa	Lot 118 and Lot 120
Vice President	Christie May Ward	Lot 227
Board Members Present:	Kathy Northcutt	Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Mark Nicholls	Lot 169
	Jack Sweeney	Lot 197

VIA TELEPHONE:

None

OTHERS PRESENT:

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

GUESTS:

Jack Gossmer	Lot 130
Jerry Varney	Lot 130
Kim Harsch	Robert Gory Realty

ABSENT:

Secretary/Treasurer:	Kit Furnell	Lot 16
	Gary Fahy	Lot 22

CALL TO PUBLIC:

No call to the public

MINUTES:

Ms. Ward made a motion to approve the July 2016 **Meeting Minutes**.
Mr. Nicholls seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION:

Mr. Sweeney made a motion to approve the July 2016 **Executive Session Meeting Minutes** per the changes that Mr. Churchill requested. Mr. Baker seconded the motion and the motion carried unanimously.

**BOOKKEEPER'S REPORT, PREPAID BILLS AND BILLS FOR APPROVAL
SUBMITTED BY SUE THOMSON:**

Ms. Ward made a motion to approve the July and August 2016 **Bookkeepers Report, Prepaid Bills and Bills for Approval.** Mr. Nicholls seconded the motion and the motion carried unanimously.

JULY & AUGUST 2016 PREPAID BILLS & BILLS FOR APPROVAL

Date	Num	Name	Memo	Amount
07/06/2016	7192	Desert Dominion Security	July 1 -4	1,193.80
07/06/2016	7193	NetServeOnSite	Annual web maintenance	240.00
07/06/2016	7194	Frontier	667-2840	67.39
		"	667-4484	65.73
07/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
07/07/2016	7195	Global Gate Controls, Inc.	25 remotes	323.45
07/15/2016	EFT	Republic Services	3-0527-0040037	3,914.71
07/15/2016	7196	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
07/15/2016	7197	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
07/15/2016	7198	CopperPoint Mutual	Premium - Audit	338.00
07/15/2016	7199	APS	732930287 & 589381281	1,704.82
07/16/2016	DEBIT	Lowe's	Gas string trimmer	214.62
07/16/2016	DEBIT	Lowe's	Gas leaf blower	171.48
07/16/2016	DEBIT	Lowe's	Lawnmower	408.75
07/16/2016	DEBIT	Lowe's	Gas hedge trimmer	323.50
07/26/2016	PC	Lowe's	Canal address signs	12.60
07/28/2016	7200	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
07/28/2016	7201	Otis Hall	July Groundskeeping 9palms/2ironwood/1palo verde/1mesquite	750.00
07/28/2016	7202	Parker Tree Service		900.00
07/31/2016	7203	Sue Thomson	July Bookkeeping	1,250.00
		"	Postage	8.93
07/31/2016	7204	Desert Dominion Security	7/15	228.60
		"	7/22-7/23	457.20
07/31/2016	7205	DoorKing Inc.	Annual server subscription	87.40
07/31/2016	EFT	Brooke Utilities, Inc.	53017-11860	313.46
08/07/2016	EFT	MyFax Services	Virtual Fax Fee	10.00
08/09/2016	7206	K Storage, Inc.	M-3	247.50
08/09/2016	7207	Frontier	667-2840	67.47
		"	667-4484	65.81
08/09/2016	7208	Davis Building Supply	Digital timer	41.64
		"	Cleaning products	32.85
08/09/2016	7209	Cintas	Backflow inspection	68.00
08/09/2016	7210	CopperPoint Mutual	Worker's Comp.	366.34
08/14/2016	EFT	Republic Services	3-0527-0040037	3,509.22

08/15/2016	7211	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
08/15/2016	7212	APS	732930287 & 589381281	1,710.31
08/15/2016	7213	Desert Dominion Security	7/29-7/30	358.40
		"	8/5-8/6	358.40
08/23/2016	PC	Otis Hall	Misc. clean-up projects (3/31-6/17)	225.00
08/23/2016	PC	Postmaster	GM (2/2-3/17)	21.45
08/23/2016	PC	Circle K	Fuel for yard equipment (3/21-7/4)	28.03
08/23/2016	PC	Walmart	SC card for survey pics (6/7)	10.83
08/23/2016	PC	Walgreens	Photos for survey (6/15)	23.02
08/23/2016	7214	Petty Cash	Replenish \$320.93	
08/31/2016	EFT	Brooke Utilities, Inc.	53017-11860	259.98
08/31/2016	7215	HD Supply	Violation tags & parking passes	182.92
08/31/2016	7216	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
08/31/2016	7217	Otis Hall	August Groundskeeping	750.00
08/31/2016	7218	Sue Thomson	August Bookkeeping	1,250.00
		"	Postage	7.99
				28,304.60

FINANCIAL REPORTS:

Mr. Sweeney made a motion to approve the July and August 2016 **Balance Sheets**. Ms. Ward seconded the motion and the motion carried unanimously.

Mr. Sweeney made a motion to approve the July and August 2016 **Profit and Loss Statement**. Ms. Ward seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Ms. Northcutt made a motion to approve the July and August 2016 **General Manager's Report**. Mr. Baker seconded the motion and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report:

Ms. Wilson reported that we currently have eleven (11) Lots in the Moovalya Keys that are under construction, varying from; new construction, garage additions, interior and exterior remodels. All projects are moving according to their schedules. The Lots that are under construction are as follows: Lot 3, Lot 8, Lot 9, Lot 14, Lot 41, Lot 118, Lot 190, Lot 199, Lot 207, Lot 224 and Lot 227.

Ms. Wilson reported that Lot 11 and Lot 158 have no apparent construction activity taking place on the property, so Ms. Wilson has sent a letter to the homeowners of Lot 11 and Lot 158 asking them to contact the office so we can refund them their construction deposit.

OLD BUSINESS CONTINUED:

Construction Progress Report Continued:

Ms. Wilson stated that she did receive a response back from the Lot 11 Homeowner and they have been refunded their construction deposit.

Lot 181 8801 Yaqui Loop:

Ms. Wilson reported that she composed a letter to the Halls and that Mr. Sweeney reviewed the letter and the letter has been mailed to the Halls.

Ms. Wilson also reported that the La Paz County Building Department will be issuing a code violation notice as well. Ms. Wilson will report back at the next meeting.

New Landscape Maintenance Equipment:

Ms. Wilson reported that she has purchased a new lawn mower, blower, weed eater and hedge trimmer. Ms. Wilson also reported that the tool shed has been cleaned out and all of the old equipment was donated to the New Hope Thrift Store.

NEW BUSINESS:

Gary Fahy:

Mr. Gaipa reported that Gary Fahy has resigned from the Board due to personal obligations. Mr. Gaipa stated that Gary Fahy let the Board know that if needed Steve Catlin homeowner of Lot 177 will finish out his term if needed.

Mr. Sweeney made a motion that we accept Gary Fahy's resignation and that the Board finish out the term with the current Board Members. Mr. Baker seconded the motion and the motion carried unanimously.

Steve Catlin:

Mr. Sweeney stated that it is not necessary that we bring a new person onto the Board at this time since we still have a quorum with the existing Board Members. Mr. Sweeney suggested that we wait until the next election. Mr. Sweeney also stated that Mr. Catlin is not here at the meeting today to represent himself.

Buoy Light At The Up River Canal Entrance:

Mr. Sweeney reported that the last two (2) buoy lights that were purchased and installed are broken again. Mr. Sweeney stated that by judging the damage the buoys it appears that people are just running over the buoy because the lights are completely smashed.

Mr. Sweeney made a motion that we purchase two (2) more buoy lights with bases and hardware kits. Mr. Smith seconded the motion and the motion carried unanimously.

Community Email List:

Ms. Ward suggested that the Keys create a community email list that can be used to alert our community when issues arise, like the burglaries that took place in August.

NEW BUSINESS CONTINUED:

Community Email List Continued:

Ms. Wilson reported that in August we had eight (8) burglaries that took place on a Thursday Night. All eight (8) of the houses were rental houses. Two (2) of the houses that were burglarized, the homeowners were actually staying in the house at that time.

Ms. Wilson reported that the burglars stole wallets, money, jewelry, and electronics from boats and patios. One of the houses that was burglarized, the homeowner was actually sleeping inside and the burglar entered the house from the canal side of the property, thru a sliding glass door and stole wallets, sunglasses and jewelry from the kitchen countertop and backpacks from the living room couch. Mr. Sweeney requested that Ms. Wilson post on the website a special notice about the recent burglaries.

Ms. Wilson stated that Mr. Sweeney reviewed the video on our cameras and there was nothing suspicious on the camera during the hours of the burglaries.
(10:00 PM - 4:00 AM).

Ms. Wilson stated that more and more homeowners are protecting their own property with some type security system that they can monitor their own homes from the street side and the water side of their property.

Ms. Ward stated that just by making people aware of what is happening through a community email alert will help with keeping our community aware of what is happening when it happens in our community.

Ms. Wilson stated that she will put together a community email list and will report back at the next meeting.

Brooke Utilities Total Trihalomethanes (TTHM) Violation Notice:

Mr. Smith asked the Board if there was anything being done regarding the notices that have been sent out from Brooke Utilities in regards to the quality and the safety of our tap water.

Mr. Chambers reported that Brooke Utilities has tested the water from his house and it does not meet safety factors. Mr. Sweeney also reported that Brooke Utilities also tested the water from his house and it did not meet the safety factors.

Mr. Chamber reported that Brooke Utilities had a major water break and 6-8 hours later it was fixed. Mr. Chambers also reported that Brooke Utilities opened the line too fast, which had an adverse effect on the underground piping and various breaks in the lines occurred, causing the water supply to be shut off for 2-3 days up at Lakeside. Mr. Chambers stated that Brooke Utilities failed to notify the proper authorities of the water supply being shut down and are in code violation.

NEW BUSINESS CONTINUED:

Brook Water Total Trihalomethanes (TTHM) Violation Notice Continued:

Ms. Wilson stated that the Brooke Utilities' notice that was sent by mail, actually reads as follows:

What should I do: There is nothing you need to do, **unless** you have a severely compromised immune system, have an infant or are elderly. These people may be at **increased risk and should seek advice about drinking water** from their **health care providers**. According to the Company's records, we **believe** this is the first occasion of **Total Trihalomethanes (TTHM)** exceedance in the Moovalya Keys' System.

Mr. Chambers stated that he will provide Ms. Wilson the Community Liaison contact information for the **Arizona Department of Environmental Quality (ADEQ)** so we can pass on this information to our homeowners thru our website under special notices.

Ms. Wilson will report back at the next meeting with follow-up information.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson presented to the Board literature on an aquatic weed harvest machine called the **Tigercat by Weedoo Shoreline Work Boats**, which would cost \$70,000.00. (a video can be viewed on line).

Mr. Jack Brossmer homeowner of Lot 130 stated that he understands that spending \$7,500.00 for a one time maintenance of the canal weeds is an enormous expense, due to the fact it needs to be done every year.

Mr. Brossmer stated that he personally has a weed rake and that he has been trying to keep the area clear of weeds that are in front of his dock but it is labor intensive and a lot of work involved.

Mr. Brossmer stated that his concern is that in his canal, the weeds are so bad that your boat and Jet Ski are constantly tangled in the weeds.

Mr. Gaipa stated that we already have obtained our permit from the Army Corp of Engineers, so let's look into other options for next year's weed season.

Mr. Brossmer suggested that we look into some type of weed treatment product and present it to the Board. Mr. Gaipa asked Mr. Brossmer if he would like to head up the Vegetation Management Committee. Mr. Brossmer stated that he is unable to head up the committee but he is willing to help with the weed management research.

Ms. Wilson stated that she will start researching different weed management solutions to present to the Board. Ms. Wilson will report back at the next Board meeting.

BUILDING HEIGHT COMMITTEE:

Building Height Committee has not met.

EXECUTIVE SESSION:

6:40 Executive Session is now in session.

6:50 Regular Session back in session

Bolton Property:

Mr. Churchill reported that Mr. Bolton's attorney has filed suit against the Moovalya Keys requesting that the Moovalya Keys remove the portion of the block wall that was inadvertently build on Mr. Bolton's property and that Mr. Bolton have unrestricted access to his property thru the Moovalya Keys gates.

Mr. Churchill stated that he has twenty (20) days from today to respond with an answer and a counter claim.

Mr. Churchill has requested that the Board authorize his office to hire an outside legal research team to research the facts and a title company to provide title searches.

Mr. Sweeney made a motion that the Board authorize John Churchill to answer and defend the Bolton lawsuit with the provision that he can hire outside research for both legal and title purposes. Mr. Baker seconded the motion and the motion passed unanimously.

ADJOURNMENT:

The next Meeting date is October 3, 2016

The Meeting adjourned at 7:01 pm.

Submitted by Recording Secretary, Heather Wilson