

LAKE MOOVALYA KEYS
Board of Director
Approved Regular Meeting Minutes
April 3, 2017

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
Secretary/Treasurer	Kit Furnell	Lot 16
	Kathy Northcutt	Lot 73 and Lot 102
	Mark Nicholls	Lot 169

VIA TELEPHONE:

Chuck Smith	Lot 103 and Lot 104
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OTHERS PRESENT:

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

Heather Wilson	Lot 166
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ABSENT:

Vice President	Christie May Ward	Lot 227
	Chuck Baker	Lot 116/117
	Chris Chambers	Lot 164
	Jack Sweeney	Lot 197

GUESTS:

Fabio Gaipa	Lot 62 and Lot 120
Bill Manderscheid	Lot 228
Kim Harsch	RGR Realty

CALL TO PUBLIC:

No call to the public

MINUTES:

Mr. Nicholls made a motion to approve the March 2017 **Meeting Minutes** per the amended changes requested by the Board. Ms. Northcutt seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION MEETING MINUTES:

Mr. Nicholls made a motion to approve the March 2017 **Executive Session Meeting Minutes**. Ms. Northcutt seconded the motion and the motion carried unanimously.

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

Ms. Wilson reported on the behalf of Sue Thomson, that the Financial Report that was mailed out in the Annual Meeting Voting package, did not included the \$10.00 per month dues increase and that a new financial report reflecting the dues increase will be sent out with the July 2017 dues statement.

MARCH PREPAID BILLS:

Date	Num	Name	Memo	Amount
03/06/2017	7300	Postmaster	Stamps	245.00
03/07/2017	DEBIT	MyFax Services	Virtual Fax Fee	10.00
03/07/2017	7301	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
03/07/2017	7302	Arizona Department of Revenue	2016 income tax	50.00
03/07/2017	7303	A & E Services	2016 income tax returns	465.00
03/07/2017	7304	Frontier	667-2840	67.62
		"	667-4484	65.18
03/07/2017	7305	Law Office of John C. Churchill	Feb.. HOA	192.50
		"	Feb. Bolton	3,220.00
03/07/2017	7306	Republic Services	3-0527-0032422	356.48
03/07/2017	7307	Davis Building Supply	Cleaning supplies Print Annual Meeting	63.51
03/10/2017	7308	J & J Business Services	Documents	112.34
03/15/2017	7309	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
03/15/2017	7310	Havasu Sweeping	Street sweeping	440.00
03/17/2017	DEBIT	Republic Services	3-0527-0040037	273.29
03/20/2017	7311	APS	6125100000 & 6276651000 Brooke water main break cleanup	1,624.57
03/20/2017	7312	Otis Hall		150.00
03/29/2017	DEBIT	Brooke Utilities, Inc.	53017-11860	171.84
03/30/2017	7313	Global Gate Controls, Inc.	20 remotes	264.00
03/30/2017	7314	Advanced Mechanical & Plumbing	Brooke water main break cleanup	465.00
03/31/2017	7315	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
03/31/2017	7316	Otis Hall	March Groundskeeping	750.00
03/31/2017	7317	Sue Thomson	March Bookkeeping	1,250.00
		"	Postage	14.22
03/31/2017	7318	VOID	For APS to set up auto pay	
				13,125.55

BILLS FOR APPROVAL

Law Office of John C. Churchill (HOA March)	\$ 275.00
Law Office of John C. Churchill (Bolton March) (invoices attached)	\$1,405.50

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

Mr. Nicholls made a motion to approve the March 2017 **Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

FINANCIAL REPORTS

Ms. Northcutt made a motion to approve the March 2017 **Balance Sheets**. Mr. Nicholls seconded the motion and the motion carried unanimously.

PROFIT AND LOSS REPORT:

Ms. Northcutt made a motion to approve the March 2017 **Profit and Loss Statement**. Mr. Nicholls seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Nicholls made a motion to approve the March 2017 **General Manager's Report**. Ms. Northcutt seconded the motion and the motion carried unanimously.

Mr. Smith has asked that Ms. Wilson bill Brooke Utilities for the costs that were incurred due to their underground water breaks on Apache Loop and Yaqui Loop.

OLD BUSINESS:

Construction Progress Report:

Ms. Wilson reported that we currently have thirteen (13) Lots in the Moovalya Keys that are under construction, varying from; new construction, garage additions, interior and exterior remodels. The Lots that are under construction are as follows: Lot 3, Lot 8, Lot 9, Lot 14, Lot 41, Lot 56, Lot 120, Lot 169, Lot 199, Lot 207, Lot 224, Lot 225 Lot 227 and Lot 230.

Lot 181 - 8801 Yaqui Loop:

Ms. Wilson reported that Mr. Hall has not made any progress and that she has spoken with the La Paz County Building Department and they told her that Mr. Hall's property is on their list and they will get back with her.

Ms. Wilson reported that she will send the Halls another violation letter with a fine for non-compliance and keep sending the Halls a violation letter with a fine every month until the Halls are in compliance.

Ms. Wilson stated that she is hoping that the La Paz County Building Department will enforce the code violations on the Halls property, which will force the Halls to comply.

Beautification of Entrance:

Mr. Gaipa reported that the four (4) Pigmy palms have been planted, the irrigation has been completed, and it looks great.

Ms. Wilson asked the Board for approval of one (1) more Pigmy Palm.

Beautification of Entrance Continued:

Ms. Northcutt made a motion to approve the purchase of one (1) pigmy palm not to exceed Five Hundred Dollars (\$500.00.) Mark Nicholls seconded the motion and the motion passed unanimously.

Lot 4 - 8782 Moovalya:

Ms. Wilson reported that she has received a bid from Nelson digging to repair the asphalt at the sink hole area and that she is waiting for Board approval. Ms. Wilson also reported that the hole has been filled with pea gravel for the meantime.

Brooks Utilities Underground Water Breaks:

Ms. Furnell asked if we bill Brooke Utilities for the clean-up costs that are incurred due to Brooke Utilities underground water breaks.

Ms. Wilson reported that we have had two (2) water breaks, one (1) on Apache Loop and one (1) on Yaqui Loop that required labor to power wash the streets and unclogging of four (4) drains on Apache Loop.

The Board has requested that Ms. Wilson bill Brooke Utilities for the costs incurred to clean-up the streets after the underground water breaks on Apache Loop and Yaqui Loop. Ms. Wilson is to report back at the next meeting.

NEW BUSINESS:

Christie May Ward Resignation:

Mr. Gaipa reported that Christie May Ward has submitted her letter of resignation to the Board effective April 15, 2017 and asked to be removed from the ballot. Mr. Gaipa thanked Ms. Ward for her time served on the Board.

Lot 102 – 8888 Papago Loop Patio Cover Plans for approval:

Mr. Gaipa presented to the Board Lot 102 - 8888 Papago Loop Patio Cover plans for approval. Mr. Gaipa stated that the plans are in compliance with the CCR's and made a motion to approve the plans as submitted. Mr. Nicholls seconded the motion and the motion passed unanimously.

Lot 101 – 8882 Papago Loop Patio Cover:

No report. No plans were received for review.

ANNUAL MEETING:

Mr. Gaipa reported that the voting packages have been mailed out and that the Annual Meeting is April 15, 2017 at 9:00 am and is to be held at the La Paz County Sheriff Boating and Safety Building on Riverside Drive.

Ms. Wilson asked Kim Harsh from Robert Gory Realty who was present at the meeting, if she would attend the Annual Meeting and count the ballots. Kim Harsh stated that she will attend the Annual Meeting to count the ballots.

VEGETATION MANAGEMENT COMMITTEE:

Ms. Wilson reported that she has nothing to report at this time and will report back at the next meeting.

EXECUTIVE SESSION:

No Executive Session

The next Meeting date is May 1, 2017.

The Meeting adjourned at 6:40 pm

Submitted by Recording Secretary, Heather Wilson