

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
January 8, 2018

CALL TO ORDER:

President Tony Gaipa called the Board of Directors Meeting of the Lake Moovalya Keys 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
	Chuck Smith	Lot 103 and Lot 104

OTHERS PRESENT:

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

VIA TELEPHONE:

Vice President	Mark Nicholls	Lot 169
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ABSENT:

Chuck Baker	Lot 116 and Lot 117
Jack Sweeney	Lot 197
Bill Manderscheid	Lot 228
Chris Chambers	Lot 164

GUESTS:

Don Alexander	Lot 115
Donna Alexander	Lot 115
Robbe Kaufman	Lot 180
Kim Harsch	Robert Gory Realty

CALL TO THE PUBLIC:

Short Term Rentals

Mr. Kaufman homeowner of Lot 180, asked the Board if there is anything that can be done to control the number of houses that are short term vacation rentals, so that eventually the short term rentals do not become a majority in our community.

Mr. Kaufman stated that when he first moved to the Moovalya Keys there were about nineteen (19) rentals and that now the rental count is up to sixty (60).

Mr. Gaipa reported that in order to change the current rental policy, a vote will need to go out to all property owners. Mr. Gaipa stated that the Board of Directors is not in the position to make a vote to change the current rental policy for short term rentals.

CALL TO THE PUBLIC CONTINUED:

Short Term Rentals Continued

Mr. Gaipa suggested to Mr. Kaufman that he form a committee and put a proposal together regarding the Moovalya Keys "Short Term" rental policy and present it to the Board of Directors for review and consideration.

Under Age Drivers

Mr. Alexander homeowner of Lot115, asked if the Board was going to do anything about Mr. Bollman's young children driving golf carts and razors up and down Papago.

Ms. Wilson reported that she has sent the children home numerous times and has also asked the parents to **not** allow their children to drive on the property. However, the parents just tell their children that they do not have to abide by the Association's rules because they live in Vista Del Monumento. Ms. Wilson reported that any support that she can get from other homeowners by stopping the children and have them park their razor/golf cart and send them home to get their parents, would be greatly appreciated.

Mrs. Alexander told the Board that she did stop the children and asked them if they had a driver's license and their answer was no. Mrs. Alexander told the children to park the razor and go get their parents.

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Smith made a motion to approve the December 2017 **Board of Directors Meeting Minutes**. Ms. Northcutt seconded the motion and the motion carried unanimously.

EXECUTIVE SESSION MEETING MINUTES:

Mr. Smith made a motion to approve the December 2017 **Executive Session** of the Board of Directors Meeting Minutes. Ms. Northcutt seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Ms. Furnell made a motion to approve the December 2017 Bookkeepers Report, Prepaid Bills and Bills for approval. Mr. Smith seconded the motion and the motion carried unanimously.

DECEMBER PREPAID BILLS

<u>Date</u>	<u>Numb</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
12/01/2017	7421	Frontier	667-2840	72.98
		"	667-4484	70.50
12/06/2017	7422	Heather Wilson	Disclosure Comm. (160 & 211)	100.00
12/06/2017	7423	Law Office of John C. Churchill	Nov. HOA	137.50
		"	Bolton	55.00
		"	Brooke Utilities claim	247.50
12/06/2017	7424	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
12/07/2017	DEBIT	MyFax Services	Virtual Fax Fee	10.00
12/11/2017	DEBIT	My Parking Sign	Aluminum signs	161.15
12/13/2017	7426	Petty Cash	Replenish petty cash	
12/13/2017	PC	Circle K	Fuel for yard equipment (3/19 - 11/27)	55.19

12/13/2017	PC	Postmaster	GM postage (2/2 - 3/17)	43.13
12/13/2017	PC	Colorado River Building Mat.	Sprinkler repair parts 4/1 - 4/6)	29.03
12/13/2017	PC	Lowe's	Parts for sprinkler repair 10/11/17	3.00
12/13/2017	PC	Ace Hardware	Marking paint (3/8/17)	9.62
12/13/2017	PC	Sears	Power hose for power wash (5/26/17)	32.87
12/13/2017	PC	Walmart	Solar lights (6/2/17)	63.33
12/13/2017	PC	Walmart	Soil & pesticide for palms (6/25/17)	17.78
12/13/2017	PC	Walmart	Guard shack A/C unit (6/22/17)	224.91
12/13/2017	PC	Colorado River Building Mat.	Soaker hoses (6/30/17)	23.44
12/13/2017	PC	Ace Hardware	Repair broken trimmer (10/3/17)	13.05
12/13/2017	PC	Lowe's	Neem oil for palm trees (10/5/17)	10.75
12/13/2017	PC	Home Depot	Sign repair & irrigation parts (10/19/17)	5.75
12/13/2017	PC	Quill	GM supplies (8/11 - 9/21)	233.74
12/13/2017	PC	Quill	Poop station bags (9/21/17)	25.99
12/13/2017	PC	Otis Hall	Landscape & misc. Mem. Day help (5/24/17)	75.00
12/13/2017	PC	Otis Hall	Install A/C unit in guard shack (6/27/17)	25.00
12/13/2017	PC	Otis Hall	Clean up block wall accident (10/22/17)	50.00
12/13/2017	PC	Otis Hall	Assist Xmas decorating, misc. clean-up (12/1/17)	50.00
12/15/2017	DEBIT	Republic Services	3-0527-0040037	3,440.30
12/15/2017	7427	Heather Wilson	GM Advance	1,200.00
12/15/2017	7427	Heather Wilson	Fuel	100.00
12/15/2017	7427	Heather Wilson	Recording Secy. Advance	125.00
12/15/2017	7428	Postmaster	Stamps	147.00
12/19/2017	7429	Havasu Sweeping	Street sweeping	440.00
12/22/2017	7430	McIntosh Controls, Inc.	Service/repairs to gate system	1,788.00
12/26/2017	DEBIT	Brooke Utilities, Inc.	53017-11860	190.61
12/26/2017	DEBIT	APS	6125100000	1,661.37
12/26/2017	DEBIT	APS	6276651000	78.91
12/26/2017	7431	David Scott, dba Sanger Build.	Repair entry wall	3,600.00
12/27/2017	7432	Desert Dominion Security	New Years	736.60
12/29/2017	7433	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
12/29/2017	7434	Otis Hall	December Groundskeeping	800.00
12/29/2017	7435	Sue Thomson	December Bookkeeping	1,250.00
		"	Postage	5.88
				18,859.88

FINANCIAL REPORTS:

Balance Sheet

Ms. Northcutt made a motion to approve the December 2017 **Balance Sheet**.

Ms. Furnell seconded the motion and the motion carried unanimously.

Profit and Loss Report

Ms. Furnell made a motion to approve the December 2017 **Profit and Loss**

Statement. Ms. Northcutt seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

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

OLD BUSINESS:

Construction Progress Report

Ms. Wilson reported that we currently have ten (10) lots in the Moovalya Keys that are under construction or are pending Architectural Drawings for Board approval, varying from; new construction, garage additions, interior and exterior remodels. These Lots are as follows: Lot 14, Lot 41, Lot 56, Lot 67, Lot 101, Lot 123, Lot 199, Lot 207, Lot 224, Lot 227.

Ms. Wilson reported that the La Paz County Building Department informed her that once a Building Permit is issued, the property Owner has 180 days to complete the project. Ms. Wilson also reported that if the project is not complete, but inspections are being made on the property, then the Building Department will issue an extension on the building permit.

The La Paz County Building Department informed Ms. Wilson if there has been no activity on a Building Permit within a year, then the Building Department will revisit the permit and make contact with the property owner.

Lot 181 - 8801 Yaqui Loop

No up Date.

Ms. Wilson will report back at the next meeting.

Brooke Utilities

Mr. Churchill reported that he has had no response from Brooke Utilities regarding the November 13, 2017 letter that they received from his office.

Mr. Churchill will report back at the next meeting.

Block Wall at Entrance:

Ms. Wilson reported that the sign will be reinstalled today and Stanton Construction will reset the guard post this week.

No Parking Signs Moovalya Drive:

Ms. Wilson reported that the "No Parking" signs have been installed and that the only offender was a guest of Mr. Bollman's in Vista Del Monumento.

2018 Street Improvements

Ms. Wilson reported that a "Special Notice" has been posted on the website regarding the street maintenance. Ms. Wilson reported that the street maintenance will take place February 19, 2018 and weather permitting the project will be completed by March 2, 2018.

Ms. Wilson reported that she will be meeting with T and C Seal Coat next week to walk the property.

OLD BUSINESS CONTINUED:

Street Striping Proposal

Ms. Wilson presented the striping proposal from Fast Line Parking Lot Striping & Maintenance in the amount of **Four Thousand Seven Hundred Seventy-Five Dollars (\$4,775.00)**.

Ms. Wilson reported that the proposal includes 4” stripes, parking stalls, all stop bars and stop markings on the streets. The stop bars are to be 24” wide and the lettering is to be 36” tall. Ms. Wilson reported that once the paint is applied that it dries within 15 minutes.

Ms. Wilson reported that Fast Line Striping has suggested that we go with a standard of 9’ from the center of the street rather than all of the streets having different measurements from the center line. Mr. Smith was concerned that we may have complaints from some homeowners losing parking space.

Mr. Gaipa reported that he has walked the streets and took some measurements and a majority of the homeowners will be actually getting more parking and he felt that going 9’ from the center of the street would be feasible.

The Board was in agreement to have all striping on all streets be a standard of 9’ from the center of the road, with the exception of Moovalya Drive.

Ms. Wilson stated that the striping will take place, weather permitting, on March 5, 2018 and March 6, 2018.

Ms. Northcutt made a motion to approve the striping proposal dated December 17, 2017 from Fast Line Parking Lot Striping in the amount of **Four Thousand Seven Hundred Seventy-Five Dollars (\$4,775.00)**. Mr. Smith seconded the motion and the motion carried unanimously.

NEW BUSINESS:

Property Owners of the Lake Moovalya Keys Association Annual Meeting

Mr. Gaipa reported that the Property Owners Annual Meeting date will be March 31, 2018 at the La Paz County Sheriff Department’s training room on Riverside Drive next door to the Buckskin Fire Department and that registration will take place at 9:00 am and the meeting will start promptly at 9:30 am.

Ms. Wilson reported that the Property Owners Annual Meeting Package will be mailed out to Property Owners on February 19, 2018.

Ms. Wilson reported that she will post a “Special Notice” on the website announcing the Property Owner’s Annual Meeting. Ms. Wilson stated that the “Special Notice” that is posted on the website will also invite property owners to submit their letter of interest should they want to serve as a member of the Board of Directors by February 5, 2018.

NEW BUSINESS:

2018 Budget:

Mr. Gaipa reported that Sue Thomson will be submitting the “**2017 Year End Financials**” and the “**2018 Budget**” to the Board of Directors at the February 5, 2018, for the Board’s approval.

EXECUTIVE SESSION:

No Executive Session

The next Board of Directors meeting date is February 5, 2018.

Meeting adjourned at 6:40 pm.

Submitted by Recording Secretary, Heather Wilson