

LAKE MOOVALYA KEYS
Approved Board of Directors
Meeting Minutes

OCTOBER 1, 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
	Chuck Baker	Lot 116 and Lot 117
	Kevin Auman	Lot 137
	Jack Sweeney	Lot 197
	Bill Manderscheid	Lot 228

VIA TELEPHONE:

Vice President	Mark Nicholls	Lot 169
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OTHERS PRESENT:

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

GUESTS:

Ed Olson	Lot
Fabio Gaipa	Lot 120
Kim Harsch	Robert Gory Realty

ABSENT:

Chris Chambers	Lot 164
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CALL TO THE PUBLIC:

Mr. Ed Olson stated that he is representing the Negus's, the property owners of Lot 46 – 8683 Moovalya Drive and is asking for the Boards approval of a "Reconciliation Plan".

Mr. Sweeney reported that prior to the Negus's purchasing the property, the previous property owner installed a built in barbeque without Board approval and that the built-in in barbeque has encroached on to the neighboring property Lot 45 – 8693 Moovalya Drive. Mr. Sweeney stated that even if the Board was given the opportunity to approve the built in barbeque years back, that the Board would not have approved the built-in barbeque as submitted.

CALL TO THE PUBLIC CONTINUED:

Mr. Sweeney stated that he has spoken with Mr. Yurcho, the neighboring property owner to Mr. Olson’s property and that Mr. Yurcho told him that there is an ongoing lawsuit regarding the set back issues and that he and his attorney would like to see the “Reconciliation Plan” that Mr. Olson has given to the Board for approval.

Mr. Sweeney stated that he did not receive the drawings until today and he has not had enough time to review Mr. Olson’s request and therefore recommends that Mr. Olson’s request be tabled until the Board has the opportunity to do more research.

Mr. Sweeney stated that according to our CCR’s, plans are to be submitted to the Architectural Committee five (5) days prior to the next Board meeting and that he actually just received the plans today, therefore the plans can be resubmitted for review and approval at the November 5, 2018 Board Meeting.

BOARD OF DIRECTORS MEETING MINUTES:

Mr. Manderscheid made a motion to approve the September 2018 **Board of Directors Meeting Minutes**. Ms. Northcutt seconded the motion and the motion carried unanimously.

BOOKKEEPERS REPORT, PREPAID BILLS AND BILLS FOR APPROVAL:

Mr. Sweeney made a motion to approve the September **2018 Bookkeepers Report, Prepaid Bills and Bills for Approval** as discussed. Mr. Smith seconded the motion and the motion carried unanimously.

PREPAID BILLS:

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
09/06/2018	7530	Davis Building Supply	Lawn/landscape supplies	210.30
09/07/2018	DEBIT	MyFax Services	Virtual Fax Fee	10.00
09/07/2018	DEBIT	Desert Dominion Security	8/31 - 9/2	641.35
09/12/2018	DEBIT	Frontier	667-2840	73.45
09/12/2018	DEBIT	Frontier	667-4484	71.01
09/14/2018	DEBIT	Republic Services	3-0527-0040037	3,759.00
09/14/2018	7531	Heather Wilson	GM Advance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Advance	125.00
09/14/2018	7532	Buckskin Fire Dept.	Usage fee for Board Meeting	25.00
09/19/2018	7533	Havasu Sweeping	Street sweeping	440.00
09/19/2018	7534	Postmaster	Stamps	150.00
09/24/2018	DEBIT	APS	6276651000	126.13
09/24/2018	DEBIT	APS	6125100000	1,650.14
09/26/2018	DEBIT	Brooke Utilities, Inc.	53017-11860	335.02
09/28/2018	7535	Heather Wilson	GM Balance	1,200.00
		"	Fuel	100.00
		"	Recording Secy. Balance	125.00
09/28/2018	7536	Otis Hall	September Groundskeeping	800.00
09/28/2018	7537	Sue Thomson	September Bookkeeping	1,250.00
		"	Postage	10.50
				12,401.90

BILLS FOR APPROVAL

Law Office of John C. Churchill (July & Aug. /HOA)

\$357.50

FINANCIAL REPORTS:

Balance Sheet

Mr. Manderscheid made a motion to approve the September 2018 **Balance Sheet**.

Mr. Sweeney seconded the motion and the motion carried unanimously.

Profit and Loss Report

Ms. Northcutt made a motion to approve the September 2018 **Profit and Loss Report**.

Mr. Smith seconded the motion and the motion carried unanimously.

GENERAL MANAGER'S REPORT:

Mr. Smith made a motion to approve the September 2018 **General Manager's Report**.

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

Ms. Wilson reported that the Buckskin Fire Department has requested (6) six gate openers and is asking for the Boards approval to give the Buckskin Fire Department the gate openers at no cost.

Ms. Sweeney made a motion that we give the Buckskin Fire Department six gate openers at no cost. Mr. Smith seconded the motion and the motion passed unanimously.

OLD BUSINESS:

Construction Progress Report

Ms. Wilson reported that we currently have nine (9) Lots that are under some type of construction/home improvements; Lot 14, Lot 56, Lot 67, Lot 101, Lot 123, Lot 199, Lot 208, Lot 224 and Lot 227.

Mr. Wilson reported that Mr. Tovat is completed with his construction project and the he has been refunded his construction deposit.

Ms. Wilson reported that Lot 41 – 8713 Moovalya Drive has been sold and the construction deposit that was being held has been refunded.

Brooke Utilities Conveyance of Property at Boat Ramp

Mr. Churchill reported that the only hold up was getting all parties to agree with the wording as far as the easements, and that they were able to get that resolved and that all that we are waiting for is for Brooke Utilities to sign and record the Quit Claim Deed.

Mr. Gaipa reported that once we receive the signed Quit Claim Deed we will proceed with the chain link fencing.

NEW BUSINESS:

Letter to Mr. Bollman

Mr. Churchill reported that he has been out of town and requested that Ms. Wilson send him photographs and contact information for Mr. Bollman so that he can send them a letter

Frontier Pedestals

Ms. Wilson reported that she is still waiting to hear back from Frontier as to how they are going to repair the broken pedestals and cover plates.

Ms. Wilson reported that Frontier did come out and place barricades over their large broken access panel that actually has a hole in it on Moovalya Drive and that they have made some markings on the streets as far as cover plates, but she is yet to get a report back regarding the entire property. Ms. Wilson also reported that over time the cover plates are no longer flush with the asphalt that they drop down about 2-3 inches and that she is getting reports from concerned homeowners that are tripping on them.

EXECUTIVE SESSION:

6:15 Executive Session is now in session

6:25 Regular session is now in session

The next Board of Directors meeting date is November 5, 2018

Meeting adjourned at 6:27 pm

Submitted by Recording Secretary, Heather Wilson