

**LAKE MOOVALYA KEYS**  
**Board of Directors**  
**Approved Meeting Minutes**  
**November 1, 2021**

**CALL TO ORDER:**

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

**PRESENT:**

President	Jack Sweeney	Lot 197
Vice President	Mark Volkoff	Lot 33 Via Zoom
	Kit Furnell	Lot 16
	Blane Coon	Lot 54 Via Zoom
	Kathy Northcutt	Lot 73 and Lot 102
	Kyle Sullivan	Lot 96
	Chuck Smith	Lot 103 and Lot 104 Call In
	Kevin Auman	Lot 137 Via Zoom

**ABSENT**

Secretary/Treasurer	Karen Gallio	Lot 1
	Chuck Baker	Lot 117
	Chris Chambers	Lot 164

**OTHERS PRESENT:**

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

**PRESENT:**

Dianne Atwood	Lot 75
Russell Atwood	Lot 75
Jamie Holzhauer	Lot 76
Joe Flores	Lot 220

**PRESENT VIA ZOOM**

Steve Green	Lot 12
Rosemary Carlisle	Lot 25 and Lot 110
Laura Parkhouse	Lot 40
Mike Krepistman	Lot 47
David Elliott	Lot 100
Andrew Fieola	Lot 110
Mark Panetta	Lot 130
Linda Deters	Lot 142
Bob Colby	Lot 142
Jesse McBain	Lot 179
Sherry Homan	Lot 212
Joe Flores	Lot 220
Kathleen Habermann	Lot 226 and Lot 229
Dave Ferguson	Lot 228

**CALL TO THE PUBLIC:**

No Call

**APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:**

Ms. Northcutt made a motion to approve the **Board of Directors Meeting Minutes of October 2021**. Mr. Volkoff seconded the motion and the motion carried unanimously.

**APPROVAL OF THE EXECUTIVE SESSION MEETING MINUTES:**

Ms. Furnell made a motion to approve the **Executive Session Meeting Minutes of October 2021**. Mr. Volkoff seconded the motion and the motion carried unanimously.

**FINANCIALS****Bookkeeper's Report, Prepaid Bills and Bills for Approval**

Mr. Volkoff made a motion to approve the **October 2021 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Northcutt seconded the motion and the motion carried unanimously.

**OCTOBER PREPAID BILLS**

Date	Num	Name	Memo	Amount
10/07/2021	ACH	MyFax Services	Virtual Fax Fee	10.00
10/07/2021	7959	Law Office of John C. Churchill	July & September	1,650.00
10/07/2021	7960	La Paz County Treasurer	311-41-249C (in full)	1,756.02
		"	311-41-003B (in full)	5.54
		"	311 40-027B (in full)	2,238.46
10/12/2021	7961	VOID	VOID	0.00
10/12/2021	ACH	McIntosh Controls, Inc.	Service gate	1,185.00
10/14/2021	DEBIT	QuickBooks Payroll Service	Direct deposit fee	1.75
10/15/2021	ACH	Republic Services	3-0527-0040037	5,076.09
10/15/2021	DD	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
10/18/2021	ACH	Frontier	667-4484	111.01
10/18/2021	ACH	Frontier	667-2840	113.45
10/21/2021	ACH	APS	6125100000	1,640.28
10/25/2021	ACH	APS	6276651000	103.61
10/26/2021	DEBIT	QuickBooks Payroll Service	Direct deposit fee	1.75
10/27/2021	DD	Heather Wilson	Disclosure Fee Commissions	200.00

10/28/2021	ACH	EPCOR Water Utility	0811061	423.56
10/28/2021	DEBIT	QuickBooks Payroll Service	Direct deposit fee	3.50
10/29/2021	7962	Otis Hall	October Groundskeeping	800.00
10/29/2021	DD	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
10/29/2021	DD	Sue Thomson	Bookkeeping	1,500.00
		"	Postage	4.06
				20,140.74

### **BILLS FOR APPROVAL**

Law Office of John C. Churchill (HOA October services) \$660.00

### **BALANCE SHEET**

Mr. Volkoff made a motion to approve the **October 2021 Balance Sheet**.  
Mr. Sullivan seconded the motion and the motion carried unanimously.

### **PROFIT AND LOSS STATEMENT**

Mr. Sullivan made a motion to approve the **October 2021 Profit and Loss Statement**.  
Mr. Volkoff seconded the motion and the motion carried unanimously.

### **OLD BUSINESS**

#### **Construction Progress Report**

Mr. Sweeney reported; The November Construction Report has been sent out via email and we have seventeen (17) projects on the Construction Report and they are Lot 13, Lot 14, Lot 25, Lot 42, Lot 67, Lot 75, Lot 83, Lot 101, Lot 123, Lot 168, Lot 181, Lot 183 Lot 200, Lot 208, Lot 226, and Lot 227 and Lot 230.

#### **Discussion to Replace North Launch Ramp and Retaining Wall**

Ms. Wilson reported; She has met with Plans Plus and Chris Chambers at the launch ramp and they discussed possible options for the new retaining walls and launch ramp and Plans Plus will be getting back with us after he has had the opportunity to meet with Lemme Engineering.

#### **Rules Committee Workshop Dates**

Mr. Sweeney Reported; The Rules Committee Workshop will be held on December 4, 2021 at 10:00 am at the La Paz County Sheriff's Boating and Safety Room located at 8484 Riverside Drive, Parker, Arizona and that this is a in person meeting only that no Zoom is going to be offered.

## **OLD BUSINESS CONTINUED**

### **Bollman Property**

Mr. Sweeney reported; Mr. Churchill has drafted a letter in regards to the Bollman property and he feels that this is a good starting point and is looking for the Board's approval to move forward with the letter

Mr. Sweeney made a motion to approve the proposed letter that Mr. Churchill has drafted in regards to the Bollman property. Mr. Furnell seconded the motion and the motion carried unanimously.

## **NEW BUSINESS**

### **Coffelt Property Lot 183 – 8779 Yaqui Loop**

Mr. Sweeney reported; The wall that is actually being built is an extension of an existing block wall and that he has not received drawings, therefore he is not aware of what the overall height dimensions are and the CC&R's allows 6'.

Ms. Wilson reported; Mr. Chambers was going to submit a drawing of the work being done; however, he is out of town and was not able to attend the meeting tonight.

Mr. Sweeney made a motion to table Lot 183 – 8779 Yaqui Loop until the next Board Meeting. Mr. Volkoff seconded the motion and the motion passed.

### **Security System**

Mr. Coon asked the Board if we could look installing security cameras at the trash bin area due to the fact that individuals are filling our trash bins with non-household items and it is getting out of control.

Mr. Sweeney reported, we currently have an analog system which is 10-15 years old and to meet our needs we would need replace our entire system with a professional grade system which would probably run between \$6,000.00 and \$7,000.00 Dollars.

Ms. Wilson reported; She has made an appointment with Click-it Computers to come out to the property to see what our needs are so that he can submit a price.

Ms. Northcutt requested that we also look into getting cameras in the overflow parking lot.

### **Zoom Meetings**

Mr. Auman reported; He wanted to discuss the possibility of making some changes when it comes to Zoom Meetings, that the Zoom Meetings have become so disruptive when it comes to the flow of the meeting and recommended that we set the Zoom Meeting up so that it is a listen only and questions could be typed in thru a chat and be addressed that way, so that the flow of meeting is not so disruptive.

Mr. Coon reported; He feels that we ae struggling with the Zoom Meetings and that the Board should not have to struggle with the Zoom portion of the meeting at every Board Meeting and that the pandemic is winding down and his thought is that we should go back meeting in person.

### **Zoom Meetings Continued**

Kathleen Habermann suggested that the Board invest in a speaker that will work with the laptop computer that we currently own so that people can hear better.

Mr. Volkoff reported; We do have a speaker and we will work on getting the speaker set up so that it works properly on our laptop that we use for the Zoom Meetings.

Mr. Northcutt suggested that we try conference calling versus using the weak internet service that is available to us.

Mr., Sullivan stated; These Board Meetings have been meeting in person for several years and he feels if homeowners really want to know what is taking place at the Board Meetings than you need to make an effort to be at the meeting in person,

Mr. Sweeney agreed with Mr. Sullivan's statement, and then he stated the Board did agree to offer Zoom during the pandemic however, Zoom has not really worked very well for us due to the fact that the wi-fi that is available to us does not support it.

Mr. Sweeney also reported; He belongs to four (4) other Homeowners Associates and they do not offer Zoom and his personal feeling is if you own property in another state and you want to know what is going on at the meeting, you need to make yourself present at the meeting in person and that is how he feels about when it comes to the Moovalya Keys, we all bought property in Arizona and if you want to be a part of the Board Meetings, he feels that you need to be here in person.

Mr. Volkoff reported; The issue is we are trying to facilitate a Board Meeting with people in person and tuning in via zoom. If everyone was attending the meeting via Zoom then it would work but this is not our situation, we have an audience sitting in front of us the Board members sitting up front and homeowners attending via Zoom and that Zoom does not work very well in that setting.

Jamie Holzauer suggested that the Board look into a conference calling system and also offer Zoom so that homeowners have two options.

Ms. Northcutt made a motion to offer conference calling and eliminate Zoom. Mr. Sweeney seconded the motion and the motion passed unanimously.

### **Request for a Special Meeting**

Ms. Holzauer reported; She is still working on it and has no update at this time.

### **Recording of Meeting Minutes**

Ms. Holzauer reported; After reading the meeting minutes from 2004, she discovered that Mr. Churchill stated that he agreed that the Board has a fiduciary duty to record the meetings for back up purposes and that we as homeowners have the right request the recordings of the meetings for the purpose of back up, that being said if we cannot get the recordings of the meeting socialized then she would like to request that we record the meetings and that the recordings be kept for backup purposes.

### **Recording of Meeting Minutes Continued**

Mr. Sullivan asked Ms. Holzhauser what her is her personal agenda in regards to recording the Board Meeting and was wondering what she thinks is so secrete about the Board Meetings that we need to record the meetings.

### **Recording of Meeting Minutes Continued**

Ms. Holzhauser stated; The homeowners have the right to know of what actually transpired at the meeting via the recording.

Mr. Volkoff made a motion; moving forward, the Board will **not** be required to record the Board of Directors meetings due to the fact that it is **not** required by the CC&R's nor the By-Laws Mr. Sullivan seconded the motion and the motion passed unanimously.

### **EXECUTIVE SESSION**

No Executive Session

Meeting Adjourned 6:35

**Next Board of Directors Meeting is on December 6, 2021 at 6:00 pm at the La Paz County Sheriff Boating and Safety Center 8484 Riverside Drive. This is an open Board meeting and will also be made available via Zoom.**