

**LAKE MOOVALYA KEYS**  
**Approved Board of Directors Meeting Minutes**  
**March 7, 2022**

**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
Secretary/Treasurer	Karen Gallio	Lot 1
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	Kathy Northcutt	Lot 73 and Lot 102
	Chuck Smith	Lot 103 and Lot 104
	Kevin Auman	Lot 137

**ABSENT**

Kyle Sullivan	Lot 96
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	Lot 166
	Ellen Cadoret	Lot 111
	Kim Harsch	RGR Realty

**PRESENT VIA ZOOM**

Steve Green	Lot 12
Rosemary Carlisle	Lot 25
Laura Parkhouse	Lot 40
Chuck Manos	Lot 53
Malin Manos	Lot 53
Jake Ackermann	Lot 75
David Elliott	Lot 100
Andrew Feola	Lot 110
Mark Panetta	Lot 130
Sherry Homan	Lot 212
Scott Homan	Lot 212
Kathleen Habermann	Lot 226 and Lot 229
Steve Habermann	Lot 226 and Lot 229

**CALL TO THE PUBLIC:**

Ms. Gallio stated in one of the bios where it states (“**The continuing erosion of communication and professional behavior over the last 4 years within our HOA and our elected Board members is no longer acceptable**”) she is personally offended by this statement and she feels the Board has been working well together as a team and wanted to make a public comment about it.

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

Mr. Coon made a motion to approve the **February 2022 Board of Directors Meeting Minutes**. Ms. Furnell seconded the motion and the motion carried unanimously.

**FINANCIALS**

**Bookkeeper’s Report, Prepaid Bills and Bills for Approval**

Mr. Smith made a motion to approve the **February 2022 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Mr. Coon seconded the motion and the motion carried unanimously.

**FEBRUARY 2022 PREPAID BILLS**

Date	Num	Name	Memo	Amount
02/02/2022	7995	Global Gate Controls, Inc.	20 remotes	322.00
02/07/2022	ACH	MyFax Services	Virtual Fax Fee	10.00
02/09/2022	7996	Law Office of John C. Churchill	December & January	440.00
02/10/2022	ACH	Quill	#23011496	197.73
02/14/2022	7997	Heather Wilson	GM Advance	1,433.33
02/14/2022	"	"	Vehicle Allowance	100.00
02/14/2022	"	"	Recording Secy. Advance	125.00
02/14/2022	ACH	Republic Services	3-0527-0040037	3,387.55
02/15/2022	ACH	Frontier	667-4484	107.87
02/15/2022	ACH	Frontier	667-2840	110.28
02/18/2022	7998	La Paz County Sheriff	3/7 meeting room fee	50.00
02/24/2022	7999	HD Supply	Violation stickers	93.65
02/28/2022	ACH	EPCOR	0811061	235.09
02/28/2022	ACH	APS	6125100000	1,615.44
02/28/2022	ACH	APS	6276651000	63.40
02/28/2022	8000	Heather Wilson	GM Balance	1,433.33
02/28/2022	"	"	Vehicle Allowance	100.00
02/28/2022	"	"	Recording Secy. Balance	125.00
02/28/2022	8001	Otis Hall	February Groundskeeping	800.00
02/28/2022	8002	Sue Thomson	February Bookkeeping	1,500.00
02/28/2022	"	" Postage		27.84
				<u>12,277.51</u>

**BILLS FOR APPROVAL**

Law Office of John C. Churchill (February) \$797.50

**BALANCE SHEET**

Ms. Northcutt made a motion to approve the **February 2022 Balance Sheet**. Mr. Smith seconded the motion and the motion carried unanimously.

**PROFIT AND LOSS STATEMENT**

Ms. Gallio made a motion to approve the **February 2022 Profit and Loss Statement**. Ms. Furnell seconded the motion and the motion carried unanimously.

## **OLD BUSINESS**

### **Construction Progress Report**

#### **Discussion**

Mr. Sweeney stated that he has measured the new construction on Lot 13 and it is in compliance.

Mr. Sweeney reported; The February Construction Report has been sent out via email and we have twelve (12) projects on the Construction Report, and they are Lot 13, Lot 14, Lot 67, Lot 75, Lot 83, Lot 99, Lot 101, Lot 168, Lot 181, Lot 200, Lot 227, and Lot 230.

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

Mr. Sweeney announced the Board is in receipt of the plan for the new launch ramp from Plans Plus and requested the dock and the sitting area be excluded from the plan due to the fact we are not creating a beach area for people to gather at and we are not applying for a dock permit from the Army Corp of Engineers and the Army Cor of Engineers probably would not approve a dock at that location due to water safety.

Mr. Sweeney reported he is going to take some measurements himself and get back with Plans Plus.

Mark Panetta homeowner of Lot 130 said it would be nice to have somewhere when loading and unloading your jet ski that you could temporarily tie up to, until you park you truck and trailer.

Mr. Sweeney stated although it is a good idea, he does not feel that the Army Corp of Engineers is going to grant a dock permit due to the canal waterway safety issues and at this time we have only budgeted \$40,000.00 for a new launch ramp only.

Mr. Sweeney also stated that area is very congested location with boaters coming in off the river and going thru the canal.

#### **Rules Committee**

Mr. Sweeney reported the Rules Committee is seeking Board Approval to move forward with the proposed rules.

Mark Volkoff stated he has sent the Board an update of the proposed rules based on the notes from the last Board Meeting and is asking the Board to move forward with putting the proposed rules out to a community vote.

#### **RULE #3 EMERGENCY CONTACT INFORMTATION**

Mr. Sweeney noted Rule 3, Emergency Contact Information. The State of Arizona does not require rental properties to provide an emergency contact, it is La Paz County that requires it, and La Paz County is not enforcing it, so he feels this portion of Rule 3 should be removed and only require that all homeowners provide emergency contact information for their property to the Moovalya Keys General Manger.

Mr. Volkoff stated that he will remove where is states Arizona State Law and replace it with the Lake Moovalya Keys Association.

## **OLD BUSINESS CONTINUED**

### **RULE #3 EMERGENCY CONTACT INFORMATION CONTINUED**

Mr. Sweeney also requested that homeowners contact the La Paz County Sheriff Department directly at 928-669-2281, in lieu of calling 911 and the reason is when you call 911 from a 714-area code you get a 714 operator and they are not familiar with La Paz County.

### **RULE #4 GOOD NEIGHBOR POLICY**

Mr. Sweeney stated he would like to see the graduating fines added back in, and would like to be able to reset homeowners who have not had a repeat fine within twelve months.

Mr. Sweeney also stated there needs to be a separate sheet explaining that most of the proposed Rules are already in the CC&R's, there is just no fine, i.e., "Unlicensed Drivers".

Mr. Volkoff made a motion to proceed with forwarding the proposed rules to Mr. Churchill based on the four changes as discussed and put them in a voting format. Mr. Sweeney seconded the motion and the motion carried unanimously.

### **Bollman Property**

Mr. Churchill reported both he and Mr. Sweeney walked the project and they could see where effort was made to some degree, but the main problem still exists which is our walls are not retaining walls, although they are being used as if they were retaining walls.

Mr. Churchill stated; Either the Moovalya Keys compel Mr. Bollman to resolve this issue or the Moovalya Keys is going to have to resolve it themselves before the next storm hits. Mr. Sweeney agrees that the existing wall as it sits now will not sustain a monsoon.

Mr. Churchill stated Mr. Bollman's recent attempts did show some progress however it did not resolve the issues which are; they are using our wall as a retaining wall and secondly, the flow of the runoff water that is now going to be running off onto to our streets

Mr. Sweeney requested that Mr. Churchill draft a second letter and submit it to the Board for approval.

## **NEW BUSINESS**

### **Revised Financials**

Mr. Sweeney reported the Board needs to approve the revised balance sheet and the revised 2022 Budget.

Mr. Smith made a motion to approve the revised balance sheet and the 2022 revised Budget. Ms. Gallio seconded the motion and the motion carried unanimously.

## **NEW BUSINESS CONTINUED**

### **Revised Financials Continued**

#### **Discussion**

Mr. Sweeney reported the 2022 Budget shows we are going to start out the 2022 year with a \$3,780.00 deficit after the \$40,000.00 allocation out of the capital expense fund for the new launch ramp and the \$40,000.00 is just a budgeted amount, if we go over the \$40,000.00 budgeted amount it will come out of our capital expenditures fund therefore we do not need to raise our dues.

#### **ANNOUNCEMENTS**

Mr. Sweeney announced the following

- Voting Packages will be in the mail to the membership on **March 14, 2022**.
- Homeowners Annual Meeting will be on **April 16, 2022** at the La Paz County Sheriff Boating and Safety Training Room 8484 Riverside Drive, Parker, AZ.

#### **EXECUTIVE SESSION**

No Executive Session

**Next Board of Directors Meeting is on April 4, 2022, 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.**

Meeting Adjourned 6:40