

LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
January 3, 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
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	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 Via Zoom
	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
	Dianne Atwood	Lot 75
	Russell Atwood	Lot 75
	Kim Harsch	RGR Realty
	Christie May Ward	Lot 227

PRESENT VIA ZOOM

	Rosemary Carlisle	Lot 25
	Laura Parkhouse	Lot 40
	Andrew Feola	Lot 110
	Mark Panetta	Lot 130
	Linda Deters	Lot 142
	Bob Colby	Lot 142
	Mark Nichols	Lot 169
	Sherry Homan	Lot 212
	Scott Homan	Lot 212

CALL TO THE PUBLIC:

No Call

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES:

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

FINANCIALS

Bookkeeper's Report, Prepaid Bills and Bills for Approval

Mr. Coon made a motion to approve the **December 2021 Bookkeepers Report, Prepaid Bills and Bills for Approval**. Ms. Furnell seconded the motion and the motion carried unanimously.

DECEMBER PREPAID BILLS

Date	Num	Name	Memo	Amount
12/03/2021	7973	Big Te's Tree Service	Stump removal	150.00
12/07/2021	ACH	MyFax Services	Virtual Fax Fee	10.00
12/08/2021	7974	Law Office of John C. Churchill	November	192.50
12/08/2021	7975	Global Gate Controls, Inc.	20 remotes	289.00
12/08/2021	7976	Patrick Porterfield	Sprinkler replace & back up part	50.58
12/13/2021	7977	La Paz County Sheriff	1/3/22 meeting room fee	50.00
12/15/2021	ACH	Republic Services	3-0527-0040037	4,649.20
12/15/2021	7978	Heather Wilson	Disclosure fee comm. Lots 26, 39 & 179	150.00
12/15/2021	7979	Heather Wilson	GM Advance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Advance	125.00
12/16/2021	ACH	Frontier	667-4484	109.85
12/16/2021	ACH	Frontier	667-2840	112.29
12/16/2021	PC	FlagandBanner.com	Rope for flag pole (1/11/21)	97.96
12/16/2021	PC	Amazon	Flags (1/20/21)	64.46
12/16/2021	PC	Amazon	Dog waste bags (1/20/21)	155.96
12/16/2021	PC	Gonzalez Plastering	Stucco repair at gate (5/25/21)	120.00
12/16/2021	PC	Otis Hall	Set up/power wash Pavillion (6/4/21)	75.00
12/16/2021	PC	Home Depot	Fertilizer / new sprinkler (6/6/21)	47.09
12/16/2021	PC	Lowe's	New sprinkler (8/12/21)	22.55
12/16/2021	PC	Amazon	Dog waste bags (11/29/21)	164.89
12/20/2021	7980	Havasu Sweeping	Street sweeping	450.00
12/20/2021	7981	Petty Cash	Replenish petty cash (\$747.91)	
12/20/2021	ACH	GoDaddy	Website	21.17
12/23/2021	7982	Postmaster	Stamps	174.00
12/28/2021	ACH	EPCOR Water Utility	0811061	302.59
12/29/2021	ACH	APS	6125100000	1,638.55
12/29/2021	ACH	APS	6276651000	58.63
12/30/2021	7983	Heather Wilson	GM Balance	1,433.33
		"	Vehicle Allowance	100.00
		"	Recording Secy. Balance	125.00
12/30/2021	7984	Otis Hall	December Groundskeeping	800.00
12/31/2021	7985	Sue Thomson	December Bookkeeping	1,500.00
			Postage	<u>30.16</u>
			TOTAL	<u>14,803.90</u>

BILLS FOR APPROVAL - NONE

FINANCIALS CONTINUED

BALANCE SHEET

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

PROFIT AND LOSS STATEMENT

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

DELIQUENT ACCOUNTS

Mr. Sweeney reported; The homeowners "Delinquent Dues Report" is showing there are a couple of properties that are way past due on their association dues and it is the responsibility of the Board to follow up with the collection on delinquent accounts.

Mr. Sweeney also stated; These homeowners have had several notices sent to them in regards to their delinquent account, so they are well aware of what they owe and in his opinion these accounts need to be sent to collections.

Mr. Sweeney made a motion to turn over accounts that are one year delinquent to John Churchill for collection. Ms. Furnell seconded the motion and the motion passed unanimously.

OLD BUSINESS

Construction Progress Report

Mr. Sweeney reported; He will be verifying the finished height of the new construction at Lot 13 – 8864 Moovalya Drive to insure the new construction is in compliance with our CC&R's.

Mr. Sweeney reported; The January Construction Report has been sent out via email and we have eleven (11) projects on the Construction Report and they are Lot 13, Lot 14, Lot 67, Lot 75, Lot 83, Lot 101, Lot 168, Lot 181, Lot 200, Lot 227, and Lot 230.

Discussion to Replace North Launch Ramp and Retaining Wall

Ms. Wilson reported; Lemme Engineering was out at the property on December 18, 2021 to perform their survey and they have informed her when the Topo survey is completed they will forward it to Plans Plus to draw up a set of construction drawings for the Board to review and approve.

Rules Committee Workshop Dates

Mark Volkoff reported; The Rules Committee Workshop took place on December 6, 2021 and after the meeting he sent out to all Board members the suggestions that came out of the meeting, and he is asking the Board to be prepared at the February Board meeting to approve the final draft of the Proposed Rules so we can move forward with the voting by the membership.

OLD BUSINESS CONTINUED

Mr. Sweeney stated; The Board has already presented their suggestions as far as changing the wording and the Board needs to move forward with the changes that were discussed and he also feels we need to promote the fact that 90% of the rules are already in our CC&R's they just do not have a fine associated with the violation.

Mr. Sweeney asked Mr. Volkoff to present the final draft of the "Proposed Rules" to the Board prior to the February Board of Directors Meeting, so at the February Board of Directors meeting it can be voted on by the Board to move forward with the voting by the membership.

Mr. Volkoff reported; He will put together a final draft of what the "Proposed Rules" will look like based on the suggestions from the Workshop Committee meeting and the Board's input and will send it out to the Board prior to the February Board meeting.

Bollman Property

Mr. Sweeney reported; He knows there has been activity taking place to resolve our concerns behind our trash enclosure area and he will personally inspect the finish product to verify that our concerns have been resolved.

Security System

Mr. Sweeney reported; He really does not want to spend \$15,000.00 of the association's money digging trenches and installing underground cable for security cameras at the trash enclosure area in order to catch someone dumping trash

Mr. Sweeney stated; His original thought was to go with a solar system and asked the Board to table the security system at this time. The Board was in agreement to table the Security System at this time.

NEW BUSINESS

Annual Meeting

Mr. Sweeney announced that the Homeowners Annual Meeting will be taking place on April 16, 2022 at the La Paz County Sherriff Boating and Safety Training Room 8484 Riverside Drive, Parker, AZ.

2022 Board Candidates

Mr. Sweeney announced "Letters of Interest" to run for the Board with a Bio are due March 1, 2022.

Voting Packages

Mr. Sweeney announced Voting Packages will be mailed out March 14,2022.

Counting of Ballots

Mr. Sweeney asked the Board if they want to use Parker Accounting to count the ballots. The Board agreed to use Parker Accounting to count the ballots.

EXECUTIVE SESSION

No Executive Session

Meeting Adjourned 6:15

Next Board of Directors Meeting is on February 7, 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.