

Lake Moovalya Keys II
Board of Directors Meeting Minutes

January 15, 2022
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 95344

CALL TO ORDER

The meeting was called to order at 9:16am by President Dawn Fowler.

PRESENT (in person) Dawn Fowler, Dorinda Davie Sullivan, Karen Ward,
Mary Goehring, (via TEAMS video-Ryan Johnson)

OTHERS PRESENT (in person) Mike Lotka, John Mihelich, Cheryl Samuelson, Kit Furnell, Dave Judy, Rick Goehring, Mark Bujanovich, David Griffin, Bob Johnson (via TEAMS video-Robbie Preece, Casey May, Vallyn Hatfield, John Lynch

Approval of Meeting Minutes

Dorinda Davie Sullivan made a motion to approve the August 17, 2021 Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

Dorinda Davie Sullivan reported the following:

Business Checking - \$37,156.31

Savings - \$25,030.27

2 Lots have not paid their dues

OLD BUSINESS

First item on Agenda is CC&RS:

Dawn explained that we took the CCRs that were voted on years ago---got rid of much oversight....design committee. We sent them to an HOA attorney who deals only with HOAs. They went thru it. They rewrote legal portions and took out the things we could not comply with.

STRs – everybody is concerned. We looked at it and tried to find a compromise that everyone could live with. We can't go 100% either way because that would not be fair to the whole community.

The house across from Karen Ward's is now a STR with Vrbo. We know that big companies want to buy in here and make their properties STRs. We talked with a lot of people. We did run the way it was worded in the CCRs about the grandfather clause and ran it by the attorney. They said that other HOAs have done it successfully and it does comply with the law.

Robbie Preece – Asks if anyone had talked to anyone who currently does STRs. He feels that there was no middle ground and that the only concession was the grandfather clause. Doesn't feel that they address the long term and goals for the community. They don't want to see the big businesses come in. Suggest that we put limits on it like 50% of the time. He felt like there was zero compromise.

Casey May– don't want to ruin the community with big business ruining things. He has friends in Keys I and in other areas, and they have limited their rental times. He feels that 50% rental would be a good compromise. Limit the days.

Dorinda asked Casey if they would like both grandfather and 50%.

One thought is that the value is attached being able to rent your house.

Robbie thinks the grandfather clause conflicts with 50% rental. He feels that 50% needs to be for everyone and do away with the grandfather clause.

Discussion went on about pros and cons of the STR situation for most of the meeting.

Ryan suggested maybe 50% of Holiday weekends.

Rick Goehring talks about the big companies coming in and buying properties for the only purpose of renting. Expressed concerned about buying more and more properties to rent and it turning into Keys I where people are selling their homes to get away from STRs.

Dave Judy expresses his concern about the same rental ideas.

John Mihelich states that he feels the board has written a good set of CC&Rs, but does not feel we will get the 56 votes to pass them.

Dawn explained that the board wanted to hear everyone's opinions and concerns. She also explained that she pulled HOA CC&Rs from up and down the river and came up with what we thought was a compromise. It is still a work in process.

Rick Goehring mentioned about much of the CC&Rs are boiler plate items that have to be in there legally.

Kit Furnell feels that it should be one rental per one lot. Cheryl Samuelson agreed. Feels we need to keep the rental numbers down.

Many suggestions were given and will be considered in the next draft. Both sides need to compromise.

They key point at the end of the meeting is that we need to compromise, both sides of the STR issue.

John Mihelich talked about simplifying the sections on fines for late dues and mortgages. Ryan stated that if some things are simplified too much that it leaves too much to interpretation.

John Mihelich also said he has a 3-page list of things he would like to see changed. Dawn has a copy of the list. Dave Judy requested to see it.

Ryan suggests going on to other agenda items.

Mary Goehring thanks everyone for their participation and suggestions.

Val Hatfield says that they try to vet their renters thoroughly and they value their home just like everyone else.

Other business:

Seawall – sandbags to save our wall.

Dog waste stations will go in on 3 different lots.

Street maintenance – T&C coming out in March to look at our streets. They are very backlogged.

ADJOURNMENT

Meeting adjourned. 10:30 a.m.

Submitted by Secretary, Mary Goehring