

Lake Moovalya Keys II
Board of Directors Regular Meeting Minutes

April 17, 2017
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:30 by President Stefanie Hartnell

PRESENT Stefanie Hartnell, Kit Furnell and Gary Svider

OTHERS PRESENT *Secretary/Treasurer:* Cheryl Shockley, Wendy Wynkoop (28)

Approval of Meeting Minutes

Ms. Hartnell made a motion to approve the January 17, 2017 Meeting Minutes. The motion was seconded by Mrs. Furnell. The motion was passed unanimously.

Financial Report

Ms. Shockley reported that the major expense for the last quarter was the check written to T&C Sealcoat in the amount of \$18,862.00 for the street slurry job and that she had received a check from Sports Valley Townhouse Association in the amount of \$2,800 for their contribution to the street slurry job.

Ms. Shockley said that Sports Valley would like to be noticed for all future street expenditures. Mr. Svider stated that maintenance to the streets would not be needed for at least 2 years and that the Board would send a letter to Sports Valley for future street maintenance.

OLD BUSINESS

Street Maintenance

Ms. Wynkoop stated that slurry was poured into 2 street drains at McClellan's and Sviders properties and the slurry was covering the grates. Mr. Svider said he would cut the slurry out of the grates so they could be accessed by Ms. Wynkoop for cleaning.

Ms. Shockley reported that she had a bill for the slurry repair done by T&C at the McClellan residence after Ms. McClellan drove her blue corvette over the fresh slurry twice. *Ms. Furnell made a motion to send a bill to McClellan for street damage repairs; the motion was seconded and passed unanimously.* Ms. Shockley was asked to send the bill to McClellan.

Ms. Furnell said she is concerned with the street slurry because the slurry is being torn up by vehicles in certain areas within the association. Ms. Wynkoop stated there were problem areas near Thompson and her house and that her boyfriend works for La Paz County Public Works and said the slurry should have been compacted. Ms. Furnell's concerns were that the proposal had called for a roller to be used after the slurry was laid down but that Cathy of T&C told Ms. Shockley that it was too cold to use the roller. The Board asked Ms. Shockley to contact T&C for an explanation why the roller was not used as stated in the original proposal and to voice concerns of the HOA about the vehicle wear to the streets in such a short time.

NEW BUSINESS

Review and Approve 2017 Budget

Ms. Shockley explained how she arrived at the projected 2017 budget. She followed the past guide lines of Ms. Thomson. Mr. Svider asked about the street sweeping expense and Ms. Shockley said she had the wrong figure in the 2017 budget it should be \$200 per quarter and the total for 2017 should be \$800 not \$1600, Ms. Shockley said she would correct the proposed budget before sending out it out with the annual meeting documents.

Mr. Svider voiced concerns of the street sweeper not being efficient because of high winds in the months of March and April and then again in August and September and he suggested that street sweeping doesn't need to be done in these months. Ms. Hartnell asked what the street sweeper normally does and it was explained that he just blows away the debris and not vacuum up the debris. Ms. Shockley said the Association was locked into a year's contract but after the year they could cancel the service and look into alternative solutions to debris and rocks on the street surface.

The Board discussed launch ramp and beach expense, Ms. Furnell suggested that the additional \$800 from the street sweeper be put towards the launch ramp and beach expense. Ms. Hartnell stated that there was a hole at the end of the launch ramp that needed to be filled and homeowners had talked about legally putting something in there to shore up the hole. Ms. Furnell said possibly fill the hole with gravel that would not wash away.

Tree trimming was discussed @ \$75 per year by Otis Hall.

Ms. Hartnell made a motion to approve the 2017 Budget; the motion was seconded and passed unanimously.

Review and Approve 2017 Annual Meeting Agenda

Mr. Svider made a suggestion that a certain amount of money be set aside for future street maintenance such as opening a separate savings account. Ms. Furnell asked if the Board could open a savings account without the approval of the HOA, did it have to go out to a vote? Ms. Hartnell said she was in favor of such an account. Mr. Svider asked for this action to be put on the Annual Meeting Agenda to make the general HOA aware of the Boards intention to open an account for future capital expenditures.

Ms. Shockley said she would check with Ms. Thomson (past bookkeeper) why there was not a savings account for capital expenditures and if she knew of a reason why the HOA could not open one.

Ms. Hartnell made a motion to approve the 2017 Annual Meeting Agenda. The motion was seconded and passed unanimously.

Ms. Furnell asked if any homeowners expressed a desire to run for the Board, Ms. Shockley said she had not received any response. Ms. Wynkoop expressed a willingness to serve on the board if a vacancy comes up by a board member resigning.

Mr. Svider asked about forming Rules and Fines, he suggested asking the HOA at the annual meeting if they could come up with suggestions, such as beach etiquette and parking. Mr. Svider said it would be more productive to ask the association as a whole what is needed in terms of rules instead of the board just adopting a set of rules that would not be accepted by the association when going out for a vote.

Mr. Svider stated that the CC&R's have provisions to have properties clean up unsightly vegetation. Ms. Wynkoop asked if that is what happened at Monigold's property? Ms. Hartnell said the board had sent out a letter asking Monigold's to clean up. Ms. Wynkoop stated the property owner contacted her and she hired someone to clean up the Monigold's lot. Ms. Wynkoop said a weed clean up letter needed to be sent to the Evans property located on Lakeview. The Board instructed Ms. Shockley to send out a letter or email for Lot # 44 to be cleaned.

Ms. Wynkoop expressed parking concerns at lot 39 and with other rental properties.

Ms. Hartnell asked how the board would enforce rules without a manager. Mr. Svider said this issue was discussed before and it was suggested that an individual with a complaint inform a board member to take a picture and then have the association send out a fine for the violation. Ms. Furnell said who gets the notice and fines the person who is parked wrong or the property owner? Mr. Svider stated that the property owner would get the notice and the fine and if they didn't pay a lien would be filed against the property.

Mr. Baker's rental property was discussed in length for parking violations, children driving reckless in golf carts, children trespassing on other properties.

The Board discussed how to ask the HOA if they were interested in establishing rules at the annual meeting and decided if anyone had suggestions for rules they would be asked to submit the suggestion's via email by June 30. 2017.

Ms. Hartnell made a motion to the Agenda for the 2017 Annual Meeting. The motion was approved and passed unanimously.

Ms. Hartnell made a motion made a motion to approve the Secret Ballot for the 2017 Annual Meeting. The motion was approved and passed unanimously.

ADDITIONAL BUSINESS

Mr. Svider discussed Lot 39 use as a single family home (R-1), it is now and has been for many years used as a multi-family rental. Mr. Svider said that Mr. Baker skirted around the issue of it being rented as a single family home by having the mines pay one check even though several people (not related) were occupying the home. Mr. Svider stated that Mr. Baker is renting the house out as multi-family rental, 2 different individuals (not related) and asked the Board how they would like to handle this issue. Ms. Hartnell asked if Baker's is an R-1 is Jackie Mathis also an R-1? Mr. Svider stated that Jackie Mathis is grandfather in but if she was to sell the property it would reverse to an R-1. Ms. Furnell said that the Board should find out exactly when the past board declared lot 39 as a single family residence, when that was determined the Board should write a letter to Mr. Baker. The Board asked Ms. Shockley to look through the minutes for the meeting of this discussion which was around 2005-2006, when the property was bought by the Shears and the Board stipulated that they open the house up as a single family residence and it was stipulated in the sale that it could not be a multi-family rental. Further discussion and action on this matter was put on the July 17 agenda.

The next regular meeting date was set for Monday July 17, 2017 5:30pm Christ's Church on the River.

ADJOURNMENT

The meeting adjourned at 7:03pm

Submitted by Recording Secretary, Cheryl Shockley

Approved July 17, 2017

