

Lake Moovalya Keys II  
Board of Directors Regular Meeting Minutes (“Preliminary Unapproved”)  
April 20, 2021  
Moovalya Keys II  
The River Church  
Parker, Arizona 85344

**CALL TO ORDER**

The meeting was called to order at 5:34 pm by President Kit Furnell

**PRESENT**

Kit Furnell – President  
Karen Ward – Vice President  
Dawn Fowler – Board Member via Phone  
Charlie Monroe – Board Member (absent)  
Jamie Lynch – Board Member (absent)

**OTHERS PRESENT**

Mary Goehring Lot 54, David Griffin Lot 43, Janice Herrick Lots 16 & 17,  
Richard Hammond Lot 14, and Secretary/Treasurer Cheryl Shockley .

Attendees via FreeConference call: Dawn Fowler Lot 41

**Approval of Meeting Minutes**

Karen Ward made a motion to approve the January 2021 meeting minutes. The motion was seconded and passed unanimously.

**Bookkeeper's Report and Financials**

Ms. Shockley reported that after sending out the Bi-Annual Dues Statement in January, most lots have been paid. Past due statements with Late fees assessed have been mailed to the following;

Lot 2 Hatfield \$175  
Lot 11 Landgren \$175  
Lot 35 Tolbert \$175  
Lot 48 Monigold \$175

Ms. Shockley reported that all monthly bills have been paid, including the D & O Insurance in the amount of \$1,072.00. The General Liability policy for \$1,976.28 is due May 1, 2021. Current Business Checking account balance is \$37,863.04, and the Capital Expenditures Savings Account balance is \$25,026.48.

**OLD BUSINESS**

*Update/Progress CC&R's*

Dawn Fowler has been working on the CC&Rs, comparing them to the newer proposed draft, 'redlining' areas of concern. She has compiled comments received from several homeowners. She is planning to meet in person with Kit and Robbie (by zoom) in the next 7-10 days to discuss changes and has rational explanations for the changes proposed.

### **Seal Coat Proposal Update**

Ms. Shockley reported speaking to T&C Sealcoat, they have assessed our streets and said the cracks are still not large enough for a crack fill; T&C have contracted work with La Paz County and are committed to at least the fall of 2021. Due to Covid, and a lack of employees, the soonest that T&C can do the Seal Coat for Keys II streets will be in the fall of 2021.

President Furnell said it appears that APS and EPCOR is continuing to do some digging and repair of our streets; she will contact APS and EPCOR by September to obtain a schedule of their planned work.

### **New Business**

#### *Review 2021 Annual Meeting Notice, Agenda, Ballot and Annual Meeting date*

President Furnell proposed Saturday July 3, 2021 at 9am, for the annual meeting of Moovalya Keys II, as it is a holiday weekend that has been well-attended in the past. All those in attendance agreed on July 3rd for the Annual meeting, to be held at the River Church (if available).

Ms. Furnell, Karen Ward, Dawn Fowler, and Dorinda Sullivan Davies have agreed to place their names on the ballot, and hopefully Mary Goehring and Robbie Preece will agree to have their names included. All agreed it would be wonderful to have new residents, with new insight, to be on the ballot as well. Cheryl will send out an email to all homeowners regarding their interest in serving on the board.

#### *Review 2021 Budget*

President Furnell discussed changes or additions to the existing budget; most line items will remain the same, as they have been from year to year.

Possible expenditures were discussed regarding the seawall at the beach. Karen proposed that we add additional cement to the base of the seawall to smooth it out, where it meets the sand this is to avoid any trip hazards. Kit agreed to check with Chris Chambers to see if he felt approval from the Army Corp of Engineers, or the Bureau of Reclamation would be needed to do any repairs of this nature. 'Guestimates' of \$3,500.00 or more were discussed, due to the length of the seawall.

If there is progress on the CC&R's there will need to be a budget allowed for Attorney consult, and final wording. It was stated that an Arizona Attorney who specializes in Homeowners Associations should be used. A suggestion of \$3,500.00 to cover a retainer fee would be a reasonable figure to start. Names of Firms and estimates of hourly fees should be obtained.

### **Call to the Public**

Because of a recent incident in Keys II, Mary Goehring feels attention needs to be given to the issue of unlicensed drivers and unlicensed vehicles. The Association has a sign posted at the intersection of Mohave Drive and Lakeview Drive addressing this. Individual homeowners need to be attentive and responsible for their actions.

Homeowners who rent their homes need to know they are ultimately responsible for their renters.

Richard Hammond suggested homeowners obtain an 'Umbrella' Policy naming Keys 2 as additional insured on their policy.

Regarding the issue of 'loose dogs' homeowners should call the La Paz County General Dispatch for animal control. That number is 928-669-6141. Mary also noted that since the letter from President Furnell went out in January she has noticed fewer problems.

“See Something, Say Something” should be practiced by all homeowners. As a Board, we are trying to foresee issues and make life comfortable for all; we are not “enforcers”.

Additionally, Richard Hammond requested that the southernmost buoy, currently in front of the launch ramp be relocated to allow for easier launching. Mary and Rick Goehring have wave runners and have agreed to try to move the buoy away from the direct line of ramp.

**No Announcements**

Annual meeting is scheduled for Saturday July 3, 2021

The next regular meeting is scheduled for Tuesday July 20, 2021

**Meeting Adjourned at 6:06pm**