

**Lake Moovalya Keys II**  
("Preliminary Unapproved")  
Board of Directors Regular Meeting Minutes

**April 30, 2022**  
**Christ's Church on the River**  
**9098 Riverside Drive**  
**Parker, AZ 85344**

**CALL TO ORDER**

The meeting was called to order at 9:05am by President Dawn Fowler

**PRESENT** Dawn Fowler, Dorinda Davie, Mary Goehring, Karen Ward,  
Ryan Johnson (via TEAMS)

**OTHERS PRESENT** *Bookkeeper* Cheryl Shockley, David Griffin Lot 43, Cheryl Samuelson Lot 12,  
John McClellan Lots 29, 30, 31 and 32

*Present Online via Teams:* Robert Preece and Casey May Lot 58, Dave  
Judy Lot 55, John Lynch Lots 53 and 27, John Mihelich Lot 1

**Approval of Meeting Minutes**

Karen Ward made a motion to approve the January 21, 2020 Meeting Minutes. The motion was seconded and passed unanimously.

**Financial Report**

Dorinda Davie, Treasurer, reported that that the HOA Checking account had a balance of \$41,410.38 the Capital Expenditure Savings accounts balance was \$25,031.08. Per the request of one homeowner, there was a recap of "discretionary" spending by the board since July 3, 2021. This total (excluding monthly utilities, etc.) came to \$3,232.98.

**OLD BUSINESS**

**CC&Rs**

Dawn Fowler, President explained to all present and online that the AZ Supreme Court decision limiting restrictions from HOAs on Short Term Rentals, did NOT apply to us. She immediately sent a request to our HOA attorney and asked for clarification. This was a specific case and would not apply to our situation because we already have language in our current CC&Rs about Short Term Rentals. That particular case was against an HOA who made changes in their CC&Rs and did not contact the individual.

Our CC&Rs have been sent out and we are waiting for responses. Dawn Fowler stressed that this is about protecting our community from liability and the need to update them.

Cheryl Samuelson complimented the board on their time and effort put into the proposed CC&Rs.

**Street Maintenance**

Mary Goehring explained that the last slurry coat had been in 2017. The board in 2019 declined to have the sealcoat applied. So in January of 2020, Kit Furnell, Board President, approved a T&C Sealcoat

proposal to have the sealcoat applied. They wanted to do it before Memorial Day Weekend and nobody wanted it done then, and it never got done.

Mary Goehring explained the T&C Sealcoat were going to get back to her in March of 2022. When she spoke with them, they explained that they were now contracted with LaPaz County and could not do private jobs while under contract with the county.

Mary Goehring contacted 2 different companies for quotes. Southwest Slurry out of Phoenix quoted \$40,000 for new slurry. Fast Line Sealcoat said the streets really need to be removed and replaced. John Ledgewood stated that if we add another top of slurry, it will raise the street another ½” and we will have liability issues at driveways. The cost to remove and replace is \$315,000. The cost to crack seal before spring is \$28,500 and then in the fall an additional \$15,700 to apply sealcoat. He stated also that another slurry coat would show all the cracks again within 6 months. He felt that crackseal and then sealcoat would buy us a couple of years---2 to 3 years.

At this time, Cheryl Shockley, offered her thoughts since she has dealt with streets for many years---both in Keys I and Keys II. She stated that every time someone comes out to look at the streets they say that our streets need to be removed and replaced and felt like the companies always say that. She also discussed and egress and regress of the Sports Valley Condos and those areas are pretty rough. They will contribute to any cost we will incur for our streets.

Mary Goehring will try to talk to T&C and see if they are still under contract and also try and get another quote. She will try to find out who does Keys I.

### **Seawall**

In January, Chris Chambers came down to assess our seawall. At the time, he felt that our seawall would not last another summer of wakes from the big wake boats. He was in the process of preparing a proposal for us when the Bureau of Reclamation decided they did not need to have a water draw down. When I contacted him a couple of weeks later, he said he thought that sand bags would be a way to save our wall.

In March, Rick Goehring contacted Steve Stanton (Sr.) and he told Steve what Chris has said. Steve built that wall and he built it deep but it is getting eroded underneath and feels with the continued big wakes that the wall will fall where it is the worse. He believes that bags of Quik Kreteplace at the bottom of the wall will buys us some time until Bureau of Rec decides to do a water draw down and we can repair it correctly. The problem is that if that wall falls, we will not be able to build it back.

### **NEW BUSINESS**

Annual Meeting – will be determined at the end of May.

### **Call to Public**

No comments from anyone

### **ADJOURNMENT**

The meeting adjourned at 10:05am

Submitted by Secretary, Mary Goehring