

Lake Moovalya Keys II
Board of Directors Regular Meeting Minutes
January 19, 2021
Moovalya Keys II
River Church
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:37 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; John Ware Lot 15; Richard Hammond Lots 14; Secretary/Treasurer: Cheryl Shockley.

Attendee's via FreeConferenceCall: Robby Preece Lot 58; Vallyn Hatfield Lot 2; Mike Lotka Lot 57 and Dave Judy Lot 55

Approval of Meeting Minutes

Karen Ward made a motion to approve the October 2020 Meeting Minutes. The motion was seconded by Dawn Fowler and passed unanimously.

Bookkeeper's Report and Financials

Ms. Shockley reported that she sent out the Bi-Annual Dues Statement and has started receiving checks. Ms. Shockley reported that there was \$31,720.46 in the regular checking account. Ms. Shockley said that she paid all the regular monthly bills. Ms. Shockley also reported that Capital Expenditure Savings accounts balance as \$25,025.24. There were no "out-of-the-ordinary" bills currently.

OLD BUSINESS

Beach Signs

Ms. Furnell thanked David Griffin and Karen Ward for their work on the beach signs. Ms. Furnell stated that she "walked the beach" and did not notice any other items that need repair while the water was low. Karen Ward stated that she would like to see sand below the wall and that it should be done before the water level come back up.

Board members discussed ordering some sand to be delivered and placed below the wall where the footings are showing. Ms. Shockley stated that there is money in the budget for improvements. Volunteers (Karen Ward and David Griffin) will spread the sand. Karen Ward made a motion to put sand under wall while water is low. Dawn Fowler seconded. Discussion included the cost, safety issues and comfort. Motion carried unanimously.

Letter to Membership

Ms. Furnell reported that the letter to the membership went out on the back of the Bi-Annual Dues Statements in January. Ms. Furnell stated that we are a team [in this membership] and if there is an issue, members should talk to each other and most likely the problem becomes a "non-issue." In the absence of a General Manager, we must work together as a community to resolve issues. Since we only meet quarterly and most of the board does not live here, it needs to be handled as it happens. Ms. Furnell said "if you see something; say something. Ms. Furnell and Ms. Ward have some (fun) ideas for trash on the beach for this season.

New Business

CC&R's

Progress report from Ms. Furnell indicated that Ms. Fowler has been helpful on the CC&R proposal, Ms. Lynch has not been able to participate and asked if there was someone else that would be able to help. Ms. Fowler compiled a summary of complaints.

Ms. Furnell is asking the membership to please step forward to help with the CC&R's and would especially like input from the owners who rent their houses such as Mr. Preece. Mr. Preece said he will help and emphasized engagement from the members and having "buy-in" on the changes. Mr. Preece asked for a copy of the most-recent draft of changes. Ms. Fowler said that she has a copy of the changes in "red-line" format and will forward that to Mr. Preece.

Call to the Public

Mary Goehring asked about repairs to 9009 Lakeview Drive (John McClellan's Rental House). Discussion regarding owner seeking to evict and make repairs. Ms. Furnell and "Richard" have given referrals for repair people for that rental.

Mr. Preece re-iterated what Ms. Furnell stated earlier; "if you see something; say something" to members violating rules. Everyone is invested in what goes on in this community and a lot of these issues could be resolved on our own without having to wait for the quarterly board meeting.

Vallyn Hatfield, Lot 2 asked if the new sign had been attached to the beach wall below her house. Ms. Furnell reported that it is attached and again wanted to thank Ms. Hatfield for allowing the sign to be attached to her house.

Mr. Hammond asked about sealing the streets this year and that we probably missed our target months for that project.

Mr. Furnell said that there are several markings on the streets and that she has contacted Buckskin Sewer, Epcor and Suddenlink utilities; none of them have any projects or work planned in our community. Mr. Hammond said that there are large chunks and flakes coming up (Lakeview Drive).

Ms. Furnell suggested that we might want to wait to do our streets with the possibility of them being torn up for other projects by utilities.

Ms. Furnell stated that there was a house "going down" and that there would be heavy equipment in and out of Lakeview Drive.

Ms. Furnell acknowledged Mr. Hammond's concerns and stated that she does not want to make repairs if a utility is going to tear up the road.

David Griffin stated that it is John Lynch's project [of new construction of a house].

Ms. Shockley said that she and Ms. Furnell had a meeting yesterday about this subject because of Ms. Furnell's concerns. Ms. Shockley said that she will contact the company (T&C) and see what their schedule is and not wait until May during peak visitation time and the holiday.

Ms. Goehring asked about the demo of "Pam's house." Ms. Furnell said that the contractor is Mike Dyer and he has applied for his "Blue Stake" but has no idea of a timeframe.

Ms. Shockley stated again that she would contact TNC (street repair company) and send an email to the entire membership regarding street projects.

Mr. Preece said that he talked to the Lynch's and this is not their project. From what he understands it is regarding upgrade of services and that there were problems with Edison(APS) and Suddenlink.

Ms. Shockley talked about the problems last year when the power was out and that she saw about ten trucks with linemen (not APS but possibly a private company) making repairs.

Mr. Preece said he had problems in July and the box that sits in front of Andrews house had to be repaired because it basically caught fire or shorted out. Ms. Shockley said they had to make repairs by Mr. Dyer's old place (Sport's Valley), and it appeared that they were making many repairs in the area.

Ms. Furnell will continue to reach out to utilities for confirmation of projects in the area.

ANNOUNCEMENTS:

Mr. Furnell said that at the April meeting we will be talking about inviting members to submit letters of interest to serve on the board and the budget. If there are any members who would like to serve on the board to please email Ms. Shockley.

The next regular meeting date was set for Tuesday, April 20, 2021 at 5:30pm.

ADJOURNMENT

The meeting adjourned at 6:15pm

Submitted by Recording Secretary, Cheryl Shockley

Approved April 20, 2021