

Lake Moovalya Keys II
Board of Directors Regular Meeting Minutes

January 22, 2019
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:33pm by President Kit Furnell

PRESENT John Mihelich, Mike Lotka and Kit Furnell

OTHERS PRESENT *Secretary/Treasurer:* Cheryl Shockley, Richard and Lisa Hammond, Brenda and Larry Gardner and Todd Cramer

Approval of Meeting Minutes

John Mihelich made a motion to approve the October 29, 2018 Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

Ms. Shockley reported that she had paid the regular monthly bills and that the HOA Checking account had a balance of \$26,325.24 and the Capital Expenditure Savings accounts balance was \$25,015.30.

OLD BUSINESS

Security Cameras

Ms. Furnell reported that Donna Sue Berry had met with Chris at Western Alarm and after assessing the property he sent a letter stating that at this time Western Alarm could not help the HOA with security cameras due to the fact that there was nowhere to hard wire their NVR System and that their systems are specific for single residential homes and small businesses and requires a Wi-Fi network to do the job.

John Mihelich reported that he had found a stand-alone camera system which consist of the camera, solar panel and chip card reader which will keep data (does not require Wi-Fi)it is an incident review system the cost is \$152.97 per system. Mr. Mihelich suggested that 3 to 4 systems could be put up strategically throughout the HOA to capture all properties in case of an incident. These systems would only concentrate on street traffic in and out of the association. Ms. Furnell asked Mr. Lotka and Mr. Mihelich to research the camera company and present a detailed layout of where to place cameras and how many will be needed.

NEW BUSINESS

Annual Meeting

Due to conflict of several Board Members traveling over Memorial Day Weekend it was determined the best date for the 2019 Annual meeting would be the week of the 4th of July holiday on Saturday July 6th.

Ms. Furnell said she was not happy with the meeting being held in the smaller rooms of the church and due do to the Fellowship Hall not being available for meetings on Mondays she suggested the meeting be changed to the 3rd Tuesday of the month every quarter. The Board members present said there

was no problem meeting on Tuesday instead of Monday. The next quarterly meeting was then set for Tuesday April 16, 2019.

2019 Budget Review and Approval

Mr. Mihelich asked about street maintenance. Ms. Shockley stated that T&C said the streets were in good shape as of now and that they would do assessment for 2020 when they were in the area in March.

The Board approved \$500.00 for Launch Ramp and Beach maintenance for the 2019 budget.

The Board approved \$1000.00 for Security Cameras for the 2019 budget.

Insurance

Ms. Furnell reported that she had met with Dave to go over the limits and liabilities for the associations. Nationwide is the HOA insurance carrier and the association has \$2,000,000 Bodily Injury and \$1,000,000 Property Damage (this is for common association property only) which includes the 2 trees and the beach. Dave suggested that the association come up with a value of the beach area if needed and if the association wanted to increase the coverage to 2 million dollars the cost would be an additional \$1000.00 annually. The current insurance cost is \$1,490.00. The question of litigation was discussed and would happen if an individual sued the association for injury or damage for something that happened on association property. Ms. Furnell stated the association insurance included ligation. But if the Association showed negligent on its part by not maintaining the property then an individual could possibly sue the association but at this time the association maintains its property adequately to avoid such incidents. Per Dave the association is adequately covered. Ms. Furnell asked about the "Discrimination" issues stemming from the "current" or old CC&R's, Dave said that the association should not be sued for something that was written many years ago before any of the current board members were on the board. He said that the EOC would be the only one who could sue the association for discrimination and only if someone was trying to buy a property and the board was trying to block the sale. Mr. Mihelich said the second big issue of where the association's might get sued for discrimination was leaving random notes on properties and vehicles and not on others and the association needed to be consistent when enforcing CC&R's. Mr. Mihelich thinks rules would be a good idea but unless the CC&R's are updated it will be hard to adopt a good set of rules. Mr. Mihelich suggested that a sign be put at the entrance of the Keys stating "No Unlicensed Drivers" on association property.

Call to Public

Lisa Hammond asked that the Board consent to Yoga lessons on the beach. Lisa said that the instructor carries her own insurance and that individuals sign a waiver when they attend a lesson and that a homeowner or a guest of a property owner is usually in attendance at each lesson. The Board stated they were fine with Crystal Hale giving Yoga lessons on the beach.

The next regular meeting date was set for Tuesday April 16, 2019 5:30pm.

ADJOURNMENT

The meeting adjourned at 6:36pm

Submitted by Recording Secretary, Cheryl Shockley

APPROVED APRIL 16, 2019