

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

January 16, 2017
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:31 by President Stefanie Hartnell

PRESENT Stefanie Hartnell, Kit Furnell and Gary Svider

OTHERS PRESENT *Secretary/Treasurer:* Cheryl Shockley

Approval of Meeting Minutes

Ms. Hartnell made a motion to approve the October 17, 2016 Meeting Minutes. The motion was seconded by Mrs. Furnell. The motion was passed unanimously.

Financial Report

Ms. Shockley reported that she had mailed out the bi-annual associations dues statements for January 2017 on December 20, 2016.

Ms. Shockley reported that she had prepared (2) 1099's and a 1096 for 2016.

Ms. Shockley reported that she had emailed Barbara O'Connor the Association's accountant all the financial information she would need to prepare the association's tax returns for 2016.

Ms. Shockley reported that Lot 68, Keith Gunther is now 1 year past due. Mr. Svider made a motion to turn Lot 68 over to the Law Office of John Churchill for collection. The motion was seconded by Mrs. Furnell and passed unanimously.

Ms. Shockley stated that she had reported the street light outage to APS at Lot Monroe's on Lake View Drive.

OLD BUSINESS

CC&R's and By-Laws

Ms. Furnell reported that two brain storming sessions were held at Karen Ward's but no solutions were found. There was concern with not having current CC&R's that it might be hard to sell a property but that doesn't seem to be the case because there have been several home sales. There was also concern that not having current CC&R's in place would it affect the HOA's insurance.

Ms. Furnell reported that she had a meeting with Dave at La Paz Insurance to see if the Association's insurance was adequate for any issues that would arise and would the outdated CC&R's affect the insurance coverage. Ms. Furnell said that Dave had reviewed the CC&R's and found no conflicting issues. He also reviewed the Association's current coverages and said they were adequate at this time. Ms. Furnell stated that since the Association was trying to resolve the CC&R issue that if a

lawsuit arose from not having current CC&R's it would be advantage that the Board was continuing to resolve the issue and find a resolution for new or updated CC&R's. She said that members were told that they could contact Dave at La Paz Insurance if they had any concerns but he said he had not received any calls.

Ms. Furnell said that there had been no more brainstorming session and that they were once again at a standstill concerning both the CC&R's and By-Laws.

Ms. Hartnell stated that next step is to go through the CC&R's with a fine tooth comb and get rid small typos and such and edit the draft and get it out again for a vote to the Association. Ms. Hartnell said that a couple of work sessions would be needed to edit and correct the draft so it could be presented again vote of the Association.

Street Maintenance

Ms. Shockley presented a proposal from T&C Sealcoat for a Slurry Seal of the Association streets. Ms. Hartnell made a motion to accept T&C's proposal in the amount of \$18,862.00. The motion was seconded by Ms. Furnell and passed unanimously.

Ms. Shockley was asked to prepare and present a letter to the Sports Valley Townhouse Association seeking 15% compensation in the amount of \$2,829.30 for the slurry seal of the streets use by their tenants.

NEW BUSINESS

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

The Annual meeting date was set for Saturday May 27, 2017 9am Christ's Church on the River. Ms. Furnell made a motion to hold the annual meeting on May 27, 2017, the motion was seconded by Ms. Hartnell. The motion passed unanimously. Ms. Shockley was asked to send out an email to the Association asking if any homeowners were interested in serving as a Board member so their name could be put on the ballot.

ADJOURNMENT

The meeting adjourned at 6:21pm
Submitted by Recording Secretary, Cheryl Shockley