

Lake Moovalya Keys II
Board of Directors Regular Meeting Minutes

July 16, 2019
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:30pm by President Kit Furnell

PRESENT Charles Monroe, Richard Hammond, Bonnie Jette & Karen Ward (Absent)

OTHERS PRESENT *Secretary/Treasurer:* Cheryl Shockley, Lisa Hammond (14 & 35) and Richard Goehring (54)

Approval of Meeting Minutes

Richard Hammond made a motion to approve the April 16, 2019 Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

Ms. Shockley stated that she paid the regular monthly bills. Lot 48 Monigold is the only lot with outstanding association dues. It was noted that "Bob the Builder" from Keys I workers from Fusion (Needles, Ca.) were putting in a new dock; those workers hit Monigold fence and did not fix it as of this meeting but are supposed to.

OLD BUSINESS

A new stop sign is on order for the corner of Lake View and Mohave Drives.

NEW BUSINESS

Vice President Nomination

Kit Furnell was voted President after the annual meeting. Charles Monroe made a motion for Richard Hammond to serve as Vice President the motion was seconded and passed unanimously.

Ms. Furnell stated that the HOA had received a formal apology from May/Preece and their less than desirable 4th of July renters.

Beach Improvements

Ms. Furnell reported as before there was \$500 budget approval to till the beach sand. Discussion was open again on how to improve the beach and its sand.

Mr. Hammond went down and spoke with Adriana at Colorado River Sand and Rock. He measured the area of the beach which is approximately 30 feet wide and 150 feet and by her calculations to get four inches or between four or five inches of sand put on the beach is approximately 95 tons of sand at \$19.50 a ton, and four truck loads at \$30 per truck so it'd be \$1,852.50 in sand, and \$120 in freight for a total of \$1,972.50. Mr. Hammond said he spoke with several contractors in the area and they suggested just go in there and put three to four inches or five inches of sand on top of what's there already. Just use what's there as a base to break out what's there, what's loose. Get all the debris you can out of it,

and then put new sand on top. That way you're not digging down. You're not moving a lot of stuff that we have to get rid of and also you get a nice finish on the new sand. Mr. Hammond said these same contactors recommended using four to five inch rock and put it in front of that seawall where it's getting undermined, what this does is stop the hydraulic action of the water from picking out, or pulling dirt out from under the wall, and you put it out a foot or two past the edge of the wall and up to the height of the footing, that'll take care of hydraulic action that we're having because we happen to be in part of the river for some reason that all that stuff comes right into our beach and hits it really hard.

After numerous ideas from all the board members and a letter presented by Mr. Goehring the Board has decided that new bids from area contractors are to be presented at the next meeting so the Board can make an informed decision.

Short Term Rentals

Bonnie Jette asked why the board was not enforcing the CC&R's especially concerning parking issues and short term rentals. Ms. Furnell responded that the Board does not have a way to police such issues and that most problems are solved by the "good neighbor" policy. The HOA has no fines or rules like Keys I. There is no way to enforce ability but we can suggest or ask nicely for compliance.

Ms. Jette said if you do read the rules from the 1967 CC&R's, it does state that you can only rent to a single family, so it's kind of a fine line when there's like four families staying together in each rental. Fourth of July there was like 10 to 12 people. Obviously, they didn't respect the property. They trashed the house, they went crazy on people on the beach and didn't respect any space, and they tied off to a buoy and had a neighbor tell them, "Hey, that's somebody's rope they're going to tie there." And they told her, "Oh, they can go somewhere up river." That person came back and had to tie off in the middle of the night the neighbor's stuff. So, then it's like where do you draw the line? Ms. Jette said the HOA has a huge problem the people renting their homes are making money but not contributing to the maintenance of the beach or buoys that their renters are abusing.

Ms. Furnell said this has been an ongoing issue and until a new CC&R's can be adopted there is not much the Board can do at this time. Ms. Jette said she did not understand why if it states in the CC&R's you can only rent to a single family, why can't it be enforced? Ms. Furnell and Ms. Shockley said that a letter could be written to these owners letting them know they are in violation of the CC&R's by renting to more than a single family and if the owner still does not comply then the Board could take a vote as to whether to hire an attorney and try other legal means of enforcement of the CC&R's.

Mr. Hammond reported that laws were changing in Arizona concerning "short term rentals", Bill 2672 (which he presented copies to the Board) was recently passed and it states that anyone renting their home and advertising online must have a TPT License (Sales Tax). These rules and fines are going to be imposed on a state level and must be presented to the Arizona Department of Revenue. La Paz County has been dragging their feet on this issue and not making homeowners responsible for paying the same taxes that hotels or motels do even though they are engaging in the same business, our own county is losing out on revenue by not enforcing collection of sales tax from these home businesses. Mr. Hammond pointed out that the Bill that passed does restrict number of occupants and such.

The Board discussed sending out a copy of Bill 2672 to property owners who rent so they could be apprised of the new laws coming into effect so they could decide whether it was worth it or not to rent their properties if the State was going to enforce such laws and fines. Ms. Furnell said she was not comfortable sending out anything until she got clarification if the bill was in fact passed, she wanted to speak with County Supervisor Duce Minor. At this time the Board was undecided on how to approach the subject.

Call to Public

The next regular meeting date was set for Tuesday October 15, 2019 5:30pm.

ADJOURNMENT

The meeting adjourned at 6:26pm

Submitted by Recording Secretary, Cheryl Shockley

APPROVED October 15, 2019