

Lake Moovalya Keys II
Board of Directors Regular Meeting Minutes

July 17, 2017
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:30 by President Stefanie Hartnell

PRESENT Stefanie Hartnell, Kit Furnell and Gary Svider

OTHERS PRESENT *Secretary/Treasurer:* Cheryl Shockley, Cheryl Samuelson Lot 12, Pam Leggett Lot 9, Betty Ockerhausen Lots 56 & 40 and Dawn Fowler (via phone)Lots 6, 37 & 42

Approval of Meeting Minutes

Stefanie Hartnell made a motion to approve the April 17, 2017 Meeting Minutes. The motion was seconded and passed unanimously.

Kit Furnell made a motion to approve the May 27, 2017 Annual Meeting Minutes. The motion was seconded and passed unanimously.

Financial Report

Ms. Shockley reported that she had opened a savings account earmarked for future Capital Expenditures at National Bank. She stated she transferred \$25,000.00 from the HOA's checking account to open the account.

Ms. Shockley reported that she had sent out semiannual dues statements around June 15th.

Ms. Shockley reported that Guenther Lot 68 had paid his late dues.

OLD BUSINESS

Update on Lot 39. Ms. Hartnell stated that a letter had been sent to Chuck Baker and his renter Missi Gilbert asking that Ms. Gilbert cease doing her nail salon business out of her residence. Ms. Hartnell said she had talked with Mr. Baker, he said he would speak with Ms. Gilbert. Ms. Hartnell reported that she had heard Missi had complied and was now operating her business elsewhere. Ms. Shockley stated that Mr. Baker had told her that Ms. Gilbert had rented a space down the highway and had ceased doing the nail salon out of her residence. Ms. Samuelson confirmed that she had seen Ms. Gilbert moving stuff into her business space and had confirmed with an employee at nearby Mexican restaurant that Missi has been doing business for the past several weeks.

Ms. Samuelson asked if there was any update on Lot 39's multi renter situation. Ms. Hartnell said that the Board had met with La Paz County Planning and Zoning and found that Lot 39 is zoned for R1, residential but that the County could not help with the parking problems as our streets are privately owned and unless there is a permit pulled on the property there is nothing they can do about concerning

the multi-family rental. The Board made a decision based on the information from the meeting with the County it would not be in the best interest of the HOA to pursue the matter at this time.

At the April 2017 meeting Mr. Svider asked Ms. Shockley to look for past discussions somewhere in 2005 or 2006 meeting minutes about lot 39 being split into a multi-family rental and what stipulations were made if the lot was sold. The following is what was discussed when Mr. Svider was the Association's President: (The full Meeting Minutes can be found on the Association's website).

March 25, 2005 Meeting Minutes concerning Lot 39: Mr. Svider opened a discussion on multiple rentals on one lot, such as the structure on Tug's property (lot 39). Mr. Cramer asked if the County would do anything about it, and Mr. Gory said the County won't do anything. Transient rentals (less than 30 days) are to be commercially zoned and taxed at the 25% rate. Jim Mathis (lot 70) is another example, and Mr. Cramer reported that situation is grandfathered. It was reported that Tutg's structure is to be leveled, and the raw land sold, thus making it a moot point. Mr. Svider stated that he inquired about the property with the County, and it has always been that big a structure, and it used to be a clubhouse. Also, it sits in a low spot, and it cannot be rezoned, but can it be split? Mr. Gory stated it isn't going to happen. Mr. Svider said that it could be split according to the County and our CC&R's. Mr. Gory replied that it couldn't be made smaller than 60x100 under R1 zoning. Mr. Gory also stated a piece of the property is missing, in that it was given to the DiNolfi's for the construction of a swimming pool. It was suggested that the Members would not vote to replace the structure with another duplex.

September 26, 2006 Meeting Minutes concerning Lot 39: Ms. Thomson was asked to send a letter to the title company handling the escrow on lot 39, asking them to remind the prospective new owner of the CC&R's regulation regarding single-family only rentals, and that if the existing (multi-family) structure is demolished, they will lose their grandfather rights.

Mr. Svider stated that no action could be taken at these meetings because the items were not on an agenda. He said that he thinks that the current Board needs to go ahead with action against Mr. Baker no matter what the time or cost and asked "Who's in charge of Keys II? The Board or Chuck Baker?" Ms. Hartnell said if the HOA had stronger CC&R's in place then it might be possible for further action but at this time she is not in favor of pursuing the matter.

Ms. Okerhausen asked if the Board could send a letter to Mr. Baker telling him he was in violation of the CC&R's and Ms. Shockley responded that Mr. Baker already knows what the CC&R's state and he is not going to stop renting to the property to more than one family. Ms. Furnell said she would be in favor of a letter to Mr. Baker stating the concerns and complaints from other property owners. Ms. Leggett said she agrees with Ms. Hartnell, that it would be too costly to fight Mr. Baker on this issue at this time but would like a letter sent to Mr. Baker with the concerns of the property. Ms. Hartnell stated she has no problem sending an informational letter.

Ms. Furnell made a motion to send an information letter with concerns and issues about lot 39 rental property. Ms. Hartnell seconded the motion and it passed unanimously.

NEW BUSINESS

Havasu Sweeping Contract Renewal. Ms. Hartnell stated she spoken with and watched the street sweeping process and that the machine does suck up small rocks and debris but there will always be a small amount of debris blown about but she was happy with the job that Havasu Sweeping is doing. *Ms.*

Hartnell made a motion to approve the renewal of the street sweeping contract. Ms. Furnell seconded the motion and it passed with (1) opposed.

Ms. Okerhausen reported a small puddle of standing water in front of her property and Ms. Hartnell suggested she call Brooke Utilities to investigate the problem.

Adoption of Rules. Ms. Hartnell said she received only (2) responses or suggestions for rules. Ms. Hartnell produced an outline for rules for discussion. Ms. Furnell asked if there were consequences for violating the proposed rules. Ms. Hartnell said she did not address the golf cart parking issue on the ramp because it's an ongoing issue and has been addressed in the past. Ms. Fowler said that she had a problem when trying to launch a boat and had to ask several people to move the carts from the ramp so they could launch but that one individual was not very cooperative. She said the ramp is not being used for the purpose it's intended for but instead as a parking lot for golf carts. Creating a parking area for golf carts is a larger issue that needs to be addressed separately and a solution needs to be found. Ms. Leggett said it needs to be stopped; the ramp is for launching boats not parking golf carts. Ms. Hartnell responded that we needed to work with the golf carts as they were not going to go away and a solution need to be found. Ms. Leggett asked if a sign "No Parking" sign could be put on the ramp. Ms. Hartnell said this could be done but there still needs to be a solution for parking of the golf carts. Ms. Furnell said there were "No on Street Parking" signs and Ms. Leggett responded so that means its ok to park on the ramp. Ms. Samuelson suggested getting proposals for the gate reconstruction and parking area on the beach. Ms. Hartnell said she would look into getting the proposals.

Ms. Fowler suggested approaching the homeowner across the street from the ramp. She stated that this property has a large cement slab behind the mailbox area and maybe if the Board made him a deal such as waiving his dues, he would allow parking of golf carts in that area. Ms. Hartnell said that was a good suggestion worth looking into.

Ms. Hartnell asked if the rules she had presented were something to go forward with or do they need more work or suggestions. Ms. Furnell stated that maybe they needed to be called something other than rules, because rules would require a vote and there had to be consequences for breaking the rules. Mr. Svider responded that the outlined rules needed more work and that most of the outlined rules are already in the CC&R's. Mr. Svider said that the rules suggested needed fines and where are the fines for violation. Ms. Furnell said the Association has no way to police or issue fines and that maybe by putting friendly reminders on the website could be a more effective way to get the word out. Ms. Samuelson stated that the CC&R's say "any means necessary" to enforce infractions.

Mr. Svider said that he thought these rules were to come from the homeowners not pick and choose by the Board. There are safety issues concerns such as the golf carts parking on the ramp. Ms. Hartnell responded that she had only received two suggestions which she did incorporate into what she presented and if Mr. Svider would like to come up with a guide line it would be appreciated.

Ms. Leggett suggested that there be a friendly reminder section on the website. Ms. Hartnell stated that there was a beach etiquette section and frequently asked questions and maybe all this need to be incorporated into one section on the front page of the website so every homeowner could easily access it, without having to look for it.

Ms. Fowler suggested that a "No Dog's Allowed on Beach" sign with the phone number of the La Paz County Animal Control for those who want to report the matter anonymously.

Mr. Svider stated that if rules were to be adopted then a special meeting would need to be called and noticed and voted on by 2/3 of those present to pass such any rules and or fines for violations. Ms. Furnell said she wanted all Board members input on the rules and fines or consequences before proceeding any further and that Karen and Todd needed to provide their input. Ms. Furnell said she would like to see some type of friendly reminder on the website concerning these issues and concerns also to see if property owners would take it upon themselves to help correct some of these issues without having to adopt rules and fines.

Ms. Shockley asked the Board if they could review the compensation she receives for preparation of Meeting Minutes. Ms. Hartnell said the matter would be discussed in executive session.

The meeting adjourned at for Executive Session at 6:45pm

Executive Session adjourned at 6:58pm

Regular Meeting back is now back in session

Ms. Hartnell made a motion to increase Ms. Shockley's compensation for the (4) quarterly meeting minutes and annual meeting minutes and website from \$100.00 to \$200.00 per meeting. Ms. Furnell seconded the motion. Then motion passed unanimously.

The next regular meeting date was set for Monday October 16, 2017 5:30pm Christ's Church on the River.

ADJOURNMENT

The meeting adjourned at 6:59pm

Submitted by Recording Secretary, Cheryl Shockley

Approved October 16, 2017