

**Lake Moovalya Keys II**  
Board of Directors Regular Meeting Minutes

**July 16, 2018**  
**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**                      John Mihelich, Mike Lotka

**OTHERS PRESENT**        *Secretary/Treasurer:* Cheryl Shockley & Janice Herrick Lots 16 & 17

***Approval of Meeting Minutes***

*John Mihelich made a motion to approve the April 16, 2018 Meeting Minutes. The motion was seconded and passed unanimously.*

*John Mihelich made a motion to approve the May 26, 2018 Annual Meeting Minutes. The motion was seconded and passed unanimously.*

**Financial Report**

Ms. Shockley stated that she had sent out the bi-annual dues statements dated 7-1-2018.

Ms. Shockley reported the association's business checking account balance of \$22,760.03 and the capital expenditure savings account balance of \$25,012.16.

Ms. Shockley reported that she had paid the regular monthly bills for the association plus the annual General Liability insurance in the amount of \$1,976.28 and the Directors & Officer's Liability insurance in the amount of \$1,072.00.

John Mihelich asked that all future invoices for Ms. Shockley's bookkeeping services be approved by Kit Furnell for payment.

*John Mihelich made a motion that Todd Cramer be removed as signer on the checking account at National Bank of Arizona, as he is no longer on the Board of Directors and Kit Furnell be added as a second signer. The motion was seconded by Mike Lotka and passed unanimously.*

Mr. Mihelich asked about the street maintenance schedule and if T&C would be doing a seal coat in 2019. Ms. Shockley reported that T&C had assessed the streets at the beginning of 2018 and no crack fill was needed at that time. T&C had recommended slurry in 2 years and not a seal coat as the streets were in very good shape.

**OLD BUSINESS**

Ms. Furnell reported that Jeff Ames was still constructing the beach stairs. Mr. Mihelich reported that the stairs at Vallyn Hatfield's house had been removed but that somebody had put them back up but they were in bad shape and a potential hazard if not secured properly. Mr. Mihelich said the stairs need

to be installed over the cast iron drain pipe coming out of the sea wall as to not cause injury to anyone passing by exposed pipe.

## **NEW BUSINESS**

**Security:** Mr. Lotka reported that Tracy Woodside from the Sports Valley Townhouse Association complex had trespassed on Mary Peppmuller's property Lot 49. She entered the garage without permission and was asked to leave. Ms. Woodside finally left the property and proceeded down to beach area where she supposedly picked up a rock and came back to Peppmuller's property and damaged a vehicle with the rock. The Sheriff's was called and a vandalism report was made. Mr. Lotka asked that a restraining order be obtained by the association to keep Ms. Woodside off the association's property as this is not the first incident involving Ms. Woodside being on association property without permission. Ms. Furnell said she would look into the process of obtaining a restraining order and get one if possible.

Mr. Lotka asked that the Board open discussions with the homeowners and see if there is interest in continuing the wall at Sports Valley complex and possibly some type of security cameras or gate that could be installed on the Association property. Ms. Furnell said she had looked around the HOA and that there was no community property to attach a gate system or camera system without an extremely high cost to the Association. She said that APS would not let the HOA attach anything to their power poles but suggested that maybe individual homeowners would be receptive to having security cameras installed on their property at the expense of the Association; these cameras could be placed on strategic properties throughout the community.

The Board would like to know if property owners are interested in pursuing any of the following security ideas:

- 1) Continue the wall at the Sports Valley complex. This means having to go to court to have the issue readdressed. This will restrict access to the "Pinks" and reduce the traffic on Mohave Drive. This action would incur attorney fees and court costs.
- 2) Gated Community
- 3) Are there any Homeowners willing to pay for the electricity and have security cameras installed on their property? The Association would pay for camera, DVR and installation and maintenance. Possible 6 camera locations throughout the HOA would be needed.

## **Parking Issues**

Ms. Furnell asked if she could get approval for "No On Street Parking" friendly reminders to put on vehicles. Ms. Furnell said that there is a county ordinance regardless if streets are public or private that safety and emergency vehicles need 20ft of access for ingress and egress to a property. Mr. Mihelich and Mr. Lotka agreed that there are only 20 days a year that there are parking issues and they see no reason why vehicles cannot park on the associations streets. Mr. Lotka said that he is fine with vehicles parking in the street on the cull de sacs and Ms. Furnell said she is not and that homeowners and their guests need to be respectful of parking on others properties and in front of others properties without permission. Mr. Mihelich said was fine with a friendly no parking reminder if it is signed by the person putting it on the vehicle. Ms. Furnell said she is fine with signing her name on such a reminder.

## **Dog Issues**

Ms. Furnell said it was her understanding that there was a dog on Lake View that is not on a leash and is doing its business up and down the street without being picked up after. Mr. Mihelich said he believed he knows the dog in question and he and Mike Lotka would speak personally to the homeowner about picking up after the dog.

**Call to Public**

The next regular meeting date was set for Monday October 29, 2018 5:30pm.

**ADJOURNMENT**

The meeting adjourned at 6:17pm

Submitted by Recording Secretary, Cheryl Shockley

Approved October 29, 2018