

Lake Moovalya Keys II
Board of Directors Regular Meeting Minutes

July 18, 2016
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344

CALL TO ORDER

The meeting was called to order at 5:32 by President Stefanie Hartnell

PRESENT Stefanie Hartnell, Todd Cramer, Karen Ward(via FaceTime), Kit Furnell and Gary Svider

OTHERS PRESENT *Secretary/Treasurer:* Cheryl Shockley

NEW BUSINESS

Ms. Hartnell brought to the Boards attention that the Annual and regular meeting minutes need to be approved by the Board of Directors. Ms. Shockley that she had already posted the Annual and Regular meeting minutes from May 25, 2016 per Ms. Thomson's directions on the HOA website. The Board discussed the legality of posting the Board meeting minutes on the website without approval. Mr. Svider suggested that the meeting minutes could be posted on the website as "Preliminary Not Approved".

It was agreed that Ms. Shockley would draft the minutes, then distribute to the Board for review and make any changes per the Board suggestions, she could then post the minutes on the website as "Preliminary Not Approved" and at the next scheduled quarterly meeting the Board could approve the minutes then.

OLD BUSINESS

New Street Signs

Ms. Hartnell said she had looked into the cost of new street signs: *"Absolutely No On-Street Parking at Any Time, subject to towing at vehicle owner's expense"*, she said the cost is approximately \$40 per sign and that the HOA needed approximately eight signs which could be attached to the street light posts. Ms. Hartnell also discussed the need for 2 more signs stating the following: *"Moovalya Keys II This is a private neighborhood governed by a Homeowner's Association. All lots are privately owned. There is NO on-street or public parking available. Violators are subject to towing at vehicle owner's expense."* She said these two signs could be placed at each end of the neighborhood, possibly at the entrance at Lakeview Drive and the Lift Station by the boat ramp.

Mr. Svider asked who was going to enforce the towing of vehicles if found in violation of the proposed no parking on streets issue. Ms. Hartnell said that the owner would get a warning from a board member and if the issue is not corrected by a warning the board would have the vehicle towed at

owner's expense. Ms. Furnell said that vehicles parked on the streets could not impede emergency vehicles from reaching an emergency situation and that she believed that 18 feet is need on each street for two emergency vehicles to pass one another in the event of an emergency situation. Mr. Svider stated that an A.R.S. statue needs to be on the new signs to legally enforce the issues and that rules and fines need to be adopted to enforce the parking issues. Mr. Cramer and Ms. Furnell said that they do not want to be that drastic with adopting rules and fines.

Ms. Hartnell made a motion to purchase 10 new signs at a cost not to exceed \$400.00. Kit Furnell seconded the motion. The motion passed unanimously.

Mr. Svider said the Mohave Drive sign needs to be updated, and the post needs to be fixed or replaced with a new post.

Street Maintenance

Ms. Shockley presented a street sweeping proposal contract from Havasu Sweeping for Quarterly Street sweeping for the cost of \$200 per quarter which would commence in September 2016 and run through September of 2017. Mr. Cramer discussed if the HOA wanted to commit to a year of street sweeping when the county has a sweeper and will do it for free when the sweeper comes available. Ms. Furnell stated it had been some time since the county has had the sweeper available and that quarterly sweeping of the streets would help maintain the streets condition.

Ms. Furnell asked what it meant in the contract "blow perimeters", Ms. Shockley said she would get clarification from Mark @ Havasu Sweeping.

Mr. Cramer made a motion to accept the 1 year contract from Havasu Sweeping in the amount of \$200 per quarter. The motion was seconded and passed with (1) opposed.

Todd Cramer said he would purchase a bag of cold mix from Davis Hardware to put a temporary fix on (4) potholes on community streets, all it would take is a shovel of the mixture in each hole to put a temporary patch until the spring when it's time to do annual street maintenance.

Ms. Furnell made a motion for Mr. Cramer to pick up a bag of cold mix from hardware store for pothole repairs. The motion was seconded and passed unanimously.

Ms. Shockley was asked by the Board to contact T&C Sealcoat so they could survey the HOA streets and give an assessment of what needs to be done to the streets in 2017 to maintain the streets asphalt.

CC&R's

Mr. Cramer reported there is an automatic ten year renewal of the CC&R's which initially expired in 1997. The association is now in its second renewal for a 10 year period which puts the next expiration at 2017. Mr. Cramer said he had CC&R's that he thought were sufficient but that they were not approved by the majority of the HOA, he said that approximately 20 property owners were not in favor of the proposed CC&R's and most of the opposition had to do with the architectural aspect of section 12. It was suggested that the board review emails from that period and find out who was in favor and who was not and revisit with those property owners on their concerns on approving the CC&R's. Ms. Furnell stated that there were a lot of property owners who did not vote one way or another and that those owners needed to be contacted and get votes from them. Mr. Cramer said that the Board needed a list of who approved, who disapproved and those who did not vote. Ms. Hartnell said that Sue Thomson former bookkeeper had a list at the time that voted and asked if it had been passed onto Ms. Shockley. Mr. Cramer said that if the Board was seriously going to pursue the issue, it needed to be addressed at the next quarterly meeting and each Board member needed to

review the CC&R's before then and ask property owners to come to the next meeting to discuss the issues.

By-Laws

Mr. Cramer reported that there is not signed copy of the current By-Laws. The only signed copy of By-Laws is under the original name of Sports Valley, Inc. and those documents are signed but not dated. A name change was properly done with the Arizona Corporation Commission changing the name to Moovalya Keys II but some of the subsequent By-Laws, which were amended and renamed the association Keys II, Inc., are invalid because there is not a signed copy. Mr. Cramer and Ms. Hartnell suggested that the Board review the By-Laws by the next meeting so that a decision can be made on which By-Laws the Association is going to abide to.

NEW BUSINESS

Proposed Gate Improvement and Golf Cart Parking

Karen Ward presented to the Board her idea to update the boat ramp gate to either a one large swing or sliding gate and instead of opening the right hand side of gate into the beach area, she proposes that the gate slide open and close on the wall below JA's property. Ms. Hartnell pointed out the existing gate is stressing Mike Dyer's wall and removing the existing swing gate and replacing with a more modern slide gate would make more access for golf cart loading and unloading. Ms. Ward's idea includes removing a small portion of the beach area at the ramp approximately 6 to 8 feet in length for golf cart parking. The idea is to utilize either pavers or concrete to make a small inset into the beach area for parking golf carts only that would not impede access to the launch ramp area. Ms. Furnell asked if the wall belonged to the JA or the association and if it did belong to property owner the association needed his permission. Mr. Cramer asked if the proposed gate would impede JA's view and how would this gate slide along the sand. Ms. Ward said all this just an idea at this time as she was not able to secure any estimates to present to the Board as she had hoped to do and she asked that her idea be tabled until the next quarterly meeting. Ms. Furnell said that more detailed plans needed to be presented also along with estimates.

ADJOURNMENT

The meeting adjourned at 6:35pm
Submitted by Recording Secretary, Cheryl Shockley
Approved October 17, 2016