

LAKE MOOVALYA KEYS UNIT TWO
PO Box 3246 Parker, AZ 85344
Annual Meeting Minutes July 27,2024
VFW, Parker, AZ

CALL TO ORDER

The Annual Meeting of the Lake Moovalya Keys II Homeowners Association was called to order by President Dawn Fowler @ 9:04am.

PRESENT

John Mihelich, Russ Calverley, Tina Rose, David Peppmuller, Cole Peppmuller, Chris Ockershausen, Dawn Fowler, Mary Goehring (by phone)

APPROVAL OF CURRENT FINANCIAL REPORT

President Dawn Fowler reported a balance of \$ 7,970.13 in Business Checking account, Balance of \$ 15,798.01 in Capital Expenditures Savings account.

Dawn Fowler made a motion to approve the financial report; motion seconded by Tian Rose and Russ Calverley and passed unanimously.

FINAL CALL TO SUBMIT BALLOTS

President Fowler asked those present for an impartial person to count of the ballots; David and Cole Peppmuller volunteered.

DISCUSSION AND COMMENTS FROM HOMEOWNERS

Streets:

There was a discussion regarding the roads. Mary Goehring explained the process for the vendor selection, and that the selected vendor offered the best pricing and had been doing our roads (and the county roads) for many, many years so we had history with them. Our roads were in pretty bad shape due to not getting sealed during the last slurry years ago, so they were more difficult than normal to bring up to the quality we usually expect.

We are going to need to do some significant work on our roads in the future to get them right. We keep adding layers on top of layers and eventually we are going to need to take them down to the dirt and rebuild them again – which will be very costly. In the hundreds of thousand if not close to a million dollars. WE are also looking into grants and the possibility of EPCOR helping to fund as they could use that opportunity to replace all the crumbling piping at that time.

There was a discussion about looking into the county taking on the roads, however, in past discussions with them they have stated our roads are too narrow and not to county code so they

would need to take some of each homeowners' property that fronts the street to bring it to code. And that was not a welcome option from most homeowners, Also, it was noted that the county is having issues with revenue and taking on our streets would not be welcomed as they do not have the funding to do so.

The results of the discussion were for the board to go back and look at all the options and engage the homeowners in a streets committee to help determine our next steps.

Dues:

There was a discussion regarding increasing the dues. We are required by the state to maintain a reserve fund for the common areas (beach, boat ramp, streets) and need to build up finances for that. Also, knowing our streets will need to be done again we need to develop a street fund for this. The board will research and meet to discuss increasing our dues and send out a notification to all homeowners on the results.

Sea Wall and Beach:

The sea wall and beach were discussed. Especially the pothole in front of Gary Thompsons. Last year JA had worked with Chris Chambers to schedule a repair during the drawdown which couldn't happen because there was no water drawdown.

It was brought up that there are others on the river repairing their areas by blocking off the water from entering the area and making repairs and upgrades (like Pirates). We are talking to Chris Chambers to see what the possibilities are for us doing that

There was also a discussion regarding the quality of our sand and maybe upgrading tot a nice type of sand. The board will look research it and let the homeowners know the outcome/

2nd trash cans - Reminder:

There are a lot of overflowing trash cans on the street that blow trash throughout the community. Please get a second trash can if you need one!

Republic will issue a 2nd trash cans for those that request them. Send a notice to Dawn of what you need, and it will be arranged.

Dawn will resend a notification to all the homeowners about it. As a reminder each homeowner that requests a second trash can will be billed separately by Republic for the service.

Website:

The website has been down for some time with major technical issues with our provider Net Serve. Ryan Johnson worked with them to get the website back up and is now working with them to get the updated information uploaded. We keep everyone updated on our progress.

ELECTION RESULTS

29 Members voted; results are:

Tina Rose 23

Russ Calverley 23

Dawn Fowler 23

Dorinda Davie 23

Ryan Johnson 20

Mary Goehring Rick Goehring 4

Kit Furnell, John Mihelich 3

San Mihelich, Dave Judy 2

Robby Preece, Cheryl Samuelson, Richard Hammond, John Morris, Wendy Wynkoop and Steve Zeigler all received 1 vote

ADJOURNMENT TO NEW BOARD OF DIRECTORS CORPORATE MEETING TO ELECT OFFICERS

Since Dorinda Davie and Ryan Johnson were not present at the meeting, Dawn will call a meeting to set up a meeting to elect officers.

Meeting was adjourned at 10:00

The next general meeting will be scheduled, and notice will be sent out to all homeowners.

Prepared by Dawn Fowler