

LAKE MOOVALYA KEYS UNIT TWO
PO Box 3246 Parker, AZ 85344
Annual Meeting Minutes July 1, 2023
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 @ 9:06am

PRESENT

John Mihelich, Ryan Johnson, Dawn Fowler, Mary Goehring (by phone), Kit Furnell (by phone)

OTHERS PRESENT

Dave Judy, Sam Mihelich (online)

APPROVAL OF CURRENT FINANCIAL REPORT

President Dawn Fowler reported a balance of \$34,602 in Business Checking account, Balance of \$57,028 in Capital Expenditures Savings account.

Dawn Fowler made a motion to approve the financial report; motion seconded by Mary Goehring and passed unanimously.

FINAL CALL TO SUBMIT BALLOTS

One homeowner was ineligible to vote due to non-payment of dues:

President Fowler asked those present for an impartial person to count of the ballots; Dave Judy volunteered.

DISCUSSION AND COMMENTS FROM HOMEOWNERS

A discussion was held on sending homeowners a reminder that we all have the courtesy and responsibility to work together with your neighbors to solve issues that arise. Such as someone is making too much noise, playing music too loud, blocking the boat ramp with a golf cart or blocking the street washing their car/boat and it is difficult to get by - please just talk to them about it in a kind and courteous manner. We are a great community and need to work with our neighbors.

Dave Judy suggested providing a neighbor contact list might be helpful so we can connect with each other. Dawn Fowler will contact the attorneys to ensure it is legal to do so and will send a notice if any neighbors would like to participate and /or opt out.

There was discussion on unlicensed drivers, **especially children** driving vehicles and golf carts on the community streets. **This is not allowed as they are not of age and are unlicensed.** Please note that if there any accidents and someone or any property is damaged, **the homeowner is liable for any damages.** This also applies to **rental properties** - the homeowner of the rental property is responsible for the actions of their renter.

DISCUSSION ON ONGOING AND NEW PROJECTS

New Construction/Architectural Plans – In order to make it easier on the homeowners to understand when and what is needed to make changes or new builds to properties, Dawn will gather all the requirements (HOA and county), send it to the board to review and then post it on the website so it is readily available to all everyone

Seawall – John Mihelich discussed the current sea wall status. The area in question for repair is the portion in front of Gary Thompson’s house as that area has a lot of drainage and runoff. John was going to continue to investigate the repairs and costs needed and advise the board when the information was available.

2nd trash cans - Republic has all the information to start issuing the 2nd trash cans for those that requested them. Dawn will issue out a notice to all the homeowners when the trash cans will be delivered and charges will start. As a reminder, each homeowner that requests a second trash can will be billed separately by Republic for the service.

CC&Rs -The CCR’s are still progress of approval – 41 homeowners have voted in favor – 16 more are needed to pass. If they do not pass, the next step is to take them to court to be ratified. Dawn will look into cost from the attorney to do so if needed

Board – John Mihelich made a suggestion to abolish the board. He suggested hiring a local Manager to oversee the subdivision needs in place of the board. I contacted our legal counsel regarding this idea and they responded that this is not possible under AZ law unless, the Association is completely dissolved and the CC&Rs and Bylaws terminated. In our case, because of our common areas such as the beach, boat ramp, streets, etc. it would require 100% homeowner approval, and a judgement by the Superior Court. So, at this time, the idea of no board is tabled. The board will research hiring a local manager for day-to-day operations.

ELECTION RESULTS

27 Members voted; results are:

Ryan Johnson 23,

Dawn Fowler 23

Dorinda Davie 23

Casey May 4

Russ Calverley 3

Mike Lotka 2

Dave Judy, Tina Rose, John Mihelich, Cheryl Samuelson, Kit Furnell, Richard Hammond 1

ADJOURNMENT TO NEW BOARD OF DIRECTORS CORPORATE MEETING TO ELECT OFFICERS

Since Casey May and Russ Calverley were not present at the meeting, Dawn & Ryan will be contacting them to set up a meeting to elect officers.

Meeting was adjourned at 10:05

The next meeting will be scheduled and notice will be sent out. Prepared by Dawn Fowler