

LAKE MOOVALYA KEYS II
Board of Directors Meeting

JANUARY 18, 2016
Robert Gory Realty

CALL TO ORDER

President Stefanie Hartnell called the meeting to order at 5:30 p.m.

PRESENT Stefanie Hartnell (38), Todd Cramer (25/26), Robert Gory (71/72) & John Mihelich (1/67)

OTHERS PRESENT *Recording Secretary:* Sue Thomson
Guests: Gary Svider (23/24), Kit Furnell (62), Larry & Brenda Gardner (27)

Late Fee Waiver Request – Prior to the meeting, Mr. Johnson (47) had requested from Ms. Thomson a waiver of three late fees because he had to assume bill-paying duties after his wife's sudden passing in July. After discussion, Mr. Mihelich moved to waive, without prejudice, only any late fees assessed after July 2015. Mr. Cramer seconded the motion and the motion carried unanimously.

Annual Meeting – Ms. Hartnell moved to set the 2016 Annual Meeting for Saturday, May 28, 2016. The Annual Meeting has been held the Saturday of the Memorial Day weekend for the last two years because we get better attendance. Mr. Mihelich seconded the motion and the motion carried unanimously. Ms. Hartnell said the membership will be voting to fill two Board vacancies at the Annual Meeting. Mr. Cramer suggested e-mailing flyers to solicit interested owners to run for a position on the Board. Ms. Thomson hasn't heard about any interested owners, and Ms. Furnell said she hasn't received any feedback from her solicitations. Ms. Thomson was asked to send out a solicitation to owners around the first of April, when the next meeting notice/agenda is scheduled to go out for the April quarterly meeting. The Annual Meeting Notice, Agenda and Ballot will then go out to the membership the third week in April. Ms. Thomson was also asked to put a bullet notice on the home page of the website to solicit interest for Board member positions.

Parking Issues – Ms. Hartnell reported on a small motor home parked in front of the Rapton (10) property for about one week, but she did not receive any formal complaints about it. This section of the street is one of the narrowest in Keys II. Mr. Gardner asked what our remedies are, and Mr. Mihelich said we can talk to the property owners and advise them of the problems. Mr. Cramer said he talked to Buckskin Fire Dept. about parking problems that impede emergency vehicles. Mr. Mihelich said the Fire Chief can assist with sporadic incidents, and the Sheriff's Dept. makes twice-daily patrols. Mr. Cramer said the Fire Dept. can issue citations for certain parking problems. Mr. Mihelich said nothing would probably be done if the situation was merely a minor nuisance. Mr. Gardner said it could be a calamity if

there was an emergency with several first-responder vehicles being called out at once, and we should address the issue before a big emergency occurs. Mr. Mihelich said the existing CC&R's don't provide any remedies for parking problems, and we can only do something if they present a real safety issue. Mr. Gardner asked about progress on the CC&R's, and do they address parking issues. Mr. Mihelich said the CC&R's didn't pass and no one has much of an appetite for addressing them. Ms. Hartnell said she plans on revisiting the CC&R's after the new Board is elected. Ms. Hartnell suggested posting a fluorescent notice on the mailboxes about parking courtesies. Ms. Furnell suggested putting a polite notice on the windshields of vehicles that are parked incorrectly. No action was taken.

Water in Cul-de-Sacs – A question was raised about possible solutions to pooling of rain water in the cul-de-sacs. Because this is a huge financial issue, a solution is not in our future. Mr. Mihelich said that maybe someday the County would take over road maintenance if we pursue trying to give the roads back to them. Mr. Mihelich previously mentioned this to the County a couple of years ago, and they told him at the time that they would need a couple of years to fit it into their budget. Mr. Cramer said that decision would depend on who's going to be on the Board of Supervisors.

CC&R's - Ms. Hartnell said that after the May election, if she is voted to stay on the Board, she would like to tackle the CC&R's section by section so the Board can come to an agreement on an acceptable document to present to the homeowners. Mr. Gardner asked about coming up with incentives to get people to vote. Mr. Cramer said that architectural issues were one of the main problems of the draft, and the opposition group wanted to use just the language of the old CC&R's, add only legally required language, and then maybe they'd pass. Ms. Furnell said the opposition group wants to use the County's regulations as our regulations. Mr. Cramer said we have two zones within the HOA, with differing regulations. Ms. Furnell said that there would probably be enough opposition to a homeowner proposition of adopting the County's regulations as our regulations that such a draft would not pass. Also, what would happen if the County changes their regulations and we had to follow suit, which revised regs may be something undesirable to the HOA. Also, the current opposition group wants no controls and no code inspections. Mr. Gory said that the opposition group initially had three or four issues, but that turned into much more, and their requirements kept changing as time went on over the last couple of years. Mr. Mihelich said that lighting was also an issue, and we don't want to detract from property values. He also said that he tried to get the draft CC&R's passed, saying they were good enough for the time being, and that an amendment could be done thereafter to iron out the problem issues. Ms. Hartnell said we should make all the necessary changes at one time and avoid an amendment vs. presenting a just-good-enough draft with a later amendment.

Adjournment – Mr. Cramer moved to adjourn the meeting, Ms. Hartnell seconded the motion, and the meeting adjourned at 6:13 p.m.

Future Meeting Date - The next regular meeting date is April 18, 2016.

Submitted by Sue Thomson
Recording Secretary