

LAKE MOOVALYA KEYS II
Board of Directors Meeting

JANUARY 19, 2015
Robert Gory Realty

CALL TO ORDER

President Stefanie Hartnell called the meeting to order at 5:32 p.m.

PRESENT Stefanie Hartnell, Robert Gory, John Mihelich & Chuck Baker

ABSENT Todd Cramer

OTHERS PRESENT *Recording Secretary:* Sue Thomson
Guests: Steve & Kit Furnell (62), Gary Svider (23/24) & Mike Lotka (57)

Beach - The beach wall repair has been done, but the hooks for tie offs need to be replaced (which was not part of the Stanton proposal). Mr. Mihelich said we don't need new sand on the beach except maybe a little by the steps and at the wall by the gate. Mr. Lotka mentioned the hole in the river bottom at the end of the ramp due to erosion, making it difficult to launch when the river is down in January. Mr. Furnell suggested anchor blocks for erosion control; Mr. Gory suggested cobblestones or certified bricks, but nothing square. Ms. Thomson was asked to get a bid for sand turning from Mike Dyer.

Streets – T&C Seal Coating will be giving us a proposal for crack filling the streets, after their visit to the area next month. Ms. Hartnell would like to give homeowners as much notice as possible, and Ms. Furnell said she would walk flyers around.

Annual Meeting – The 2015 Annual Meeting was set for Saturday, May 23, 2015 at 9:00 a.m. Ms. Thomson said she would have the budget ready for approval at the next quarterly meeting in April.

CC&R's – Ms. Hartnell read sections 11 and 12 of the proposed CC&R's. Regarding section 11.3.1, she recommended that the Design Review Committee statement regarding the assessment of fees be changed to "...shall not assess reasonable fees in connection with its review of plans and specifications", or remove that section entirely.

Ms. Hartnell said she hasn't yet met with Ms. Samuelson; Mr. Gory said Ms. Samuelson was to get back to us, and Mr. Mihelich said it was his understanding that Ms. Samuelson was to meet with her group to rewrite the sections they did not like then get

back to the Board. Ms. Hartnell said she did go over those controversial sections herself. She said she didn't like Section 12.14 *No Further Subdivision*. Mr. Lotka said that Ms. Samuelson should get back to Ms. Hartnell, as Ms. Hartnell has done her job. It was noted that we have two new property owners since the vote was taken on the CC&R's. Mr. Gory said that if Ms. Samuelson doesn't want to respond, then we need to find another way to move forward. Mr. Mihelich suggested a facilitator might be able to move the project along. Ms. Hartnell said she would contact Ms. Samuelson again to see if we can move the project forward.

Landscaping – The tree at La Paz Insurance Agency needs trimming, as does the bougainvillea at the upriver entrance to the Keys, which is covering the entrance sign. Mr. Mihelich said he would coordinate the tree trimming with Bill Berry and coordinate the bougainvillea trim with Otis.

Future Meeting Dates - The next regular meeting dates were set for April 20, July 20 and October 19, 2015.

Adjournment - The meeting adjourned at 6:25 p.m.

Submitted by Sue Thomson
Recording Secretary