

LAKE MOOVALYA KEYS II
Board of Directors Meeting

APRIL 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), Robert Gory (71/72) & John Mihelich (1/67)

ABSENT Todd Cramer (25/26)

OTHERS PRESENT *Recording Secretary:* Sue Thomson
Guests: Kit Furnell (62), Larry Gardner (27), Bob Johnson (47) & Gary Svider (23/24) (5:52 p.m.)

Budget/Annual Meeting Agenda/Ballot – There was a discussion about common area needs this year. Mr. Gory said the ramp is disappearing and will need work at some point. Ms. Hartnell said buoy connections have come off and the cables need replacement anchors, but we have the buoys. *Mr. Mihelich moved to approve the 2015 financials/2016 budget; Ms. Hartnell seconded the motion, and the motion carried unanimously.* Mr. Gory asked that his name not be put on the Ballot, as he is stepping down after the annual meeting, as is Mr. Mihelich. The Ballot prepared by Ms. Thomson will be amended to include only Stefanie Hartnell and Todd Cramer, unless there are other members who would like to volunteer to run for a position on the Board. Ms. Thomson said she would wait until Friday to print a new ballot to include any interested parties who want their names included on it. Ms. Thomson said she would finalize the packets over the weekend and get them in the mail. *Ms. Hartnell moved to approve the Annual Meeting Agenda and the Notice describing the secret ballot process, with modifications; Mr. Mihelich seconded the motion, and the motion carried unanimously.*

Board of Directors – There was a discussion about the possibility of not having enough Board members for a quorum, in which case Mr. Gory said the Association would then have to hire a manager. Ms. Thomson said the Association will need to find a new meeting place for quarterly Board meetings starting in July. Ms. Hartnell said that although efforts continue, so far no one has been able to solicit anyone to run for a position on the Board for the upcoming year. Mr. Johnson texted a couple of owners to see if they would be interested to serve on the Board. Ms. Furnell said she would be willing to serve on the Board but is concerned about nepotism. Mr. Mihelich said that would only come into play should a matter come before the Board for a vote that involved an issue with either Ms. Furnell or Ms. Hartnell's properties, in which case a recusal for that particular vote would be all that's needed. Mr. Mihelich reported that some homeowners have blocked our e-mails, as they don't want to see our notices.

Road Maintenance/Sharing with the “Pinks” – Mr. Gory talked about how the Vista del Monumento Acres owners in Keys I use the roads and the gates there but don’t have to pay for their maintenance. He also said the legal description for Sports Valley Townhouses (aka Pinks & SVT) is non-specific as to ownership of ingress and egress. Ms. Hartnell said she did a linear measurement with a GPS and calculated that the Pinks use 31.6% of Keys II roads. Rounding that off to 30% times \$7,200 and dividing that in half is \$1,080, which should be the Pinks’ contribution towards street maintenance. She said the \$300 the Pinks paid in 2008 does not keep up with inflation. Mr. Gory said he/SVT can’t do anything without a letter from Keys II which he could present to his Board and vote on a reply letter. Ms. Hartnell said we would write that letter or work on a Memo of Understanding, but we can’t vote on it tonight since we lack a quorum because Mr. Gory would have to recuse himself from such a motion due to conflict of interest.

Mr. Svider said we are supposed to be doing a crack fill every year, a seal coat every two years, and slurry every five years, so an annual, average budget should be established based on that five-year process. He also said it is too late to do a crack fill this year, because the weather is already too warm, and scheduling the contractor needs to be done early in the year so it can bunch jobs together to save money on materials.

Mr. Gory said that SVT doesn’t ever have a quorum because no one shows up at meetings; therefore they can’t vote on anything. They have a secretary, and necessary bills get paid, but only health and safety items can be dealt with without need of board approval. The Board must ratify special expenditures.

Adjournment – The meeting adjourned at 6:18 p.m.

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

Submitted by Sue Thomson
Recording Secretary