

**LAKE MOOVALYA KEYS II
Board of Directors Meeting**

**MAY 16, 2012
6:00 P.M.**

CALL TO ORDER

President Gary Svider called the Board of Directors of Lake Moovalya Keys II to order at 6:10 p.m.

PRESENT Gary Svider, Robert Gory, Todd Cramer & Heather Wilson

OTHERS PRESENT *Recording Secretary:* Sue Thomson & Wendy Wynkoop (Lot 28)

The meeting was called to discuss where to begin in the redrafting process of the corporate documents (Articles, By-laws & CC&R's) and the consensus to hire John Churchill who is more familiar with the local area, is legal counsel for Keys I, and will probably not take as long to accomplish the task as Mr. Bidwell would have. Mr. Gory telephoned Chuck Baker, previously expressing an interest in filling the Board vacancy and attending tonight's meeting, but said he was no longer interested; he did offer to help with the corporate documents.

Mr. Gory moved to appoint Wendy Wynkoop as Secretary/Treasurer. Mr. Cramer seconded the motion. After discussion by Ms. Wilson, the motion carried unanimously.

Mr. Cramer having reviewed the Keys I By-laws said he believed they are fairly applicable to Keys II; that the Board can amend the By-laws, and the members can amend the CC&R's. We need to make the corporate name consistent on all documents. Mr. Cramer suggested incorporating the same regulations as the County with no additional restrictions for our new CC&R's, specifically stating that structures can be built to the then current county codes, at any particular time, including variances. We can fashion the amended CC&R's from the existing Keys II CC&R's and have Mr. Churchill add sections from Keys I CC&R's as needed.

Ms. Wynkoop discussed the parking problems in the cul-de-sac, with the renters blocking her mother's driveway. Mr. Gory discussed water pooling problems and grading problems, with Mr. Cramer pointing out that we can't legally direct runoff to the River. Mr. Svider said he is meeting with Tom Simmons regarding manhole infiltration from Riverside Drive where there is a 2-1/2' elevation change. Ms. Wynkoop talked about the pooling at the McClellands and the Sviders.

The Board continues to uphold 'no dogs on the beach'.

It was decided to invite John Churchill to the next meeting to start the process of updating our corporate documents, which meeting we can hopefully schedule for the first week in June. Ms. Thomson will contact Mr. Churchill to set it up.

Ms. Wilson moved to adjourn the meeting; Mr. Cramer seconded the motion, and the meeting adjourned at 8:00 p.m.

Submitted by Recording Secretary, Sue Thomson