

LAKE MOOVALYA KEYS UNIT TWO

CC&R's Work Session and HOA meeting

Thursday, August 15th, 2013

5:30 pm

Robert Gory Realty

1. Meeting called to order by John Mihelich at 5:34 pm.

Meeting attended by Board members: Bob Gory, Mike Lotka, John Mihelich and Stefanie Hartnell.

Additional homeowners present: Todd Cramer, Kit Furnell, Gary Svider

2. Approve meeting minutes from June 17, 2013.
Everyone had a chance to read the minutes from the previous meeting. No questions or further concerns. Motioned by John to approve the minutes, Stefanie seconded. All approved.

3. Review financial statements from June and July.
John Mihelich recommended that a lien be filed for lot 41, owned by Guy and Nadine Criscuolo, who are about \$500 behind in HOA fees. This is a vacant lot. Sue Thomson can file that lien next week. Estimated cost of filing the lien is approximately \$50. John made a motion that the lien be filed, Stefanie seconded. All approved.

No further questions or concerns about financial statements noted by board-members present.

4. Discussion and approval of invoices from Churchill Law Office
An invoice has been received for \$525 for John Churchill's meeting attendance and phone call.
John Mihelich made motion to pay the invoice, Mike Lotka seconded, all approved.
5. Discussion of Heather Wilson's resignation
Heather's resignation letter was received on August 14. It was accepted by Stefanie and John. We thank her for her years of service. John motioned to approve Heather's resignation, Mike seconded. All approved.
6. Nominate new board member
Because the board now stands at 4, John Mihelich nominated Todd Cramer to complete the remainder of Heather's term. (Todd was #6 in votes from June 1st meeting) Bob Gory seconded. All approved.

7. CC&R's review

Todd and Gary have provided comments in person as well as Bob Davie and Dave Judy via email. John Mihelich has reviewed previous HOA litigation and feels that new CC&Rs are necessary to protect all of us from lawsuits.

Design committee needs to focus on permit items only, be fast and be consistent with County specs. The focus should only be to maintain safety and maintain property values of other homes. It should not be a beautification committee and should only be concerned with architectural matters. The county may begin requiring that HOA's approve plans prior to county P&Z approval.

Ket Furnell feels that it will be helpful to send out an email saying that we welcome their comments but board needs 75% membership approval. John asked Stefanie to send an email out to everyone.

Todd Cramer and John Mihelich want to meet with John Churchill in September to create a second draft (and hopefully final) to send to homeowners. Todd noted that they crossed out a few items entirely, and they will verify that Arizona law does not supersede other items.

Todd commented that most things in the old CC&R's are continuing in the new draft, such as the architectural committee, which has historically been the Keys II board.

Gary Svider asked if it would be wrong to eliminate the terminology regarding a review board. Discussion ensued regarding current rules and what the County already allows and doesn't allow.

Stefanie Hartnell asked about specific rules within the CC&R's, including commercial vs. residential lots, and what happens when mobile homes are removed. Existing draft specifies stick-built homes only. No downgrading allowed.

Lot parking: recommended in new draft that people can park things on their own lot as long as it is short term, licensable and movable. Other people need to get approval of lot owner.

Dogs on the beach and parking, and other courtesies will be rules outside of CC&Rs and will be dealt with after CC&Rs are finalized.

Fire Dept. is coming to wash the ramp on Tuesday as a free service to reduce slipperiness.

8. Meeting adjournment motioned by John and seconded by Mike. All approved. Meeting adjourned at 6:43.