

**LAKE MOOVALYA KEYS II
Annual Meeting**

**May 23, 2015 – 9:00 A.M.
Christ's Church on the River
9098 Riverside Drive
Parker, AZ 85344**

CALL TO ORDER

President Stefanie Hartnell called the Annual Meeting of Lake Moovalya Keys II to order at 9:14 a.m.

PRESENT

President: Stefanie Hartnell (38)
Vice President: Todd Cramer (25/26)
Secretary/Treasurer: Sue Thomson
Board Members: John Mihelich (1/67)

ABSENT

Robert Gory (71/72) & Chuck Baker (39)

**PROPERTY OWNERS
PRESENT**

Ed Brencic & Cheryl Samuelson (12), Del McMinn (60,63-65), Kit Furnell (62), Pamela Leggett (9), Laurie Lotka (57), Betty Ockershausen (56), Mary Peppmuller (49), Gary Svider (23/24) & Wendy Wynkoop (28)

FINANCIAL REPORTS

Ms. Hartnell reported that the Association is financially stable, and no increase in dues is anticipated for the upcoming year. The Board having reviewed the 2014 Balance Sheet and Profit & Loss Statement, *Mr. Cramer made a motion to approve the 2014 Financials; Mr. Mihelich seconded the motion and the motion carried unanimously.*

PROJECTS

Street Maintenance – The crack fill was done in April, and Ms. Thomson passed out a letter from T&C Seal Coating that detailed the history of our asphalt maintenance going back to the 90's, as well as an explanation of how best to do regular, preventative maintenance. Ms. Thomson will post the T&C letter on our website. Mr. Svider said we missed an opportunity on the recent crack fill by waiting too late in the season. He said the fill should be done when the weather is colder when the cracks are wider and fill more completely. Another homeowner noted that some of the crack fills have already got gaps in them. Mr. Svider said that in the future we should contact the asphalt vendor the first part of the year to have the job done in early March.

Beach – The seawall repair was done by Stanton, and the beach hooks were replaced by homeowners. No other maintenance will be done on the beach at this time, since it was decided that merely turning the sand won't clean it. It was noted that Karen Griffin rakes the

sand when she is here. Ms. Hartnell said we still maintain a supply of doggie poop bags for discarding in the beach barrel. Ms. Hartnell also said she caused to be posted a *Beach Etiquette* document on our website (www.MoovalyaKeysII.org)

CC&R's – Ms. Samuelson recently sent to homeowners via email a long discussion about many specific items of the draft CC&R's that the 'opposition group' wanted changed or removed entirely. While the vote on that draft last year came close to passing, it did fail, and the opposition group requested that the vote be closed on the original draft; Ms. Samuelson expressed the group's desire to do away with that draft and start over using the 1967 CC&R's as a new base. *Ms. Ockershausen made a motion to close the vote on the last draft of the CC&R's; the motion was seconded and carried unanimously.* [The Board did not agree to start over using the 1967 CC&R's as a starting point; it will work with the last draft prepared by legal counsel.] Mr. Svider asked about the source of reference to close the vote, and it was noted that Mr. Gory mentioned it at a recent regular Board of Directors meeting.

Ms. Wynkoop brought up parking issues, and it was noted that the Association doesn't have any parking rules at this time, and it isn't authorized to set new rules under the terms of the existing CC&R's. Mr. Cramer said Bylaws can be changed much easier than CC&R's. Ms. Wynkoop asked if we can park in the street, and Ms. Hartnell said we need to work out parking issues amongst ourselves. Ms. Wynkoop said new owners need to know what is and isn't allowed by the Association. Ms. Hartnell directed owners to our website for information, and if further assistance is needed, owners should contact a Board member.

ELECTION OF BOARD OF DIRECTORS

Ms. Thomson apologized for not remembering that last year a secret-ballot system was approved for future use. A few of the ballots cast during the meeting (and not by Absentee Ballot submitted prior to the meeting) were approved for submission without a signature. Ms. Thomson said future elections will be by secret ballot.

Ms. Thomson read the ballot results in order of number of votes received, and the following five were elected to the new Board of Directors: Stefanie Hartnell, Todd Cramer, John Mihelich, Chuck Baker & Bob Gory.

DISCUSSION FROM HOMEOWNERS

Ms. Wynkoop brought up continual problems with the German Shepherd belonging to the new (part-time) owners of Lot 69 on Lakeview Drive, specifically the dog being off leash, it's waste continually not being picked up, as well as an incident where the Shepherd rolled Ms. Thomson's small dog onto the pavement while they were walking south on Mohave in front of Ms. Wilson's house. Mr. Mihelich said the new property owners are customers of his, so he will have a talk with them.

When asked what will happen next in the CC&R's process, Mr. Cramer said a work session will be scheduled. The opposition group said they would prefer to keep the process simple and not use Mr. Churchill. Mr. Cramer said we don't need to use Mr. Churchill, but we do need to run all drafts by legal counsel. Ms. Thomson reported that before Mr. Churchill was hired, we started the process with another out-of-town attorney, and we spent \$1,500 on that person,

and it got us nowhere. In addition, she pointed out that all attorneys are ethically bound to produce legally binding documents, so no attorney is ever going to produce or approve a 'simple' document. Mr. Cramer said we can pursue changes ourselves before running them by legal, and before putting another draft out for a vote. The opposition group also said they want to work off the old 60's CC&R's, but the Board is not willing to do that; it will work off the attorney-prepared draft instead.

Ms. Ockershausen asked if it would be possible to have regular Board meetings on Saturdays instead of Mondays.

Ms. Samuelson complimented the Association's website, saying it's nice and easy to navigate.

Mr. Svider said he was chastised a couple of years ago for wanting to increase the number of Board members to seven to avoid quorum problems. It was suggested increasing the number to seven or having two alternates. Ms. Hartnell said we have enough problems getting people to want to run for a Board position and that Mr. Svider himself was the only one who wanted his name on the ballot with the incumbents. Mr. Mihelich said Mr. Svider's comments warrant further discussion at a future Board meeting. Ms. Furnell said that if you increase the number of Board members to seven, the number needed for a quorum also increases. Ms. Wynkoop and Ms. Samuelson said they would be willing to serve on the Board. Mr. Cramer said he is not sure of the legality of appointing 'alternate' Board members. Mr. Svider said we can't do anything about this today anyway, since it was not on the Agenda, but we could put it on a future agenda.

Ms. Samuelson asked how we can clean the beach sand. Mr. Cramer said the sand needs to be screen dragged for trash, and Ms. Hartnell said a simple turning won't filter out trash, and she is not aware of how to clean sand. We do have money set aside in the budget for beach maintenance, and Ms. Wynkoop said she will Google 'sanitizing beach sand' and let a Board member know what she found out. Ms. Furnell said things have been better on the beach since dogs have been kept under control. Mr. Mihelich said that, in the meantime, Ms. Griffin has an architectural rake that is being used to help keep the sand a little cleaner.

ADJOURNMENT

The meeting adjourned at 10:00 a.m.
Submitted by Sue Thomson, Secretary