

**LAKE MOOVALYA KEYS II
Annual Meeting**

**May 28, 2016 – 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 9:03 a.m.

PRESENT

President: Stefanie Hartnell (38)
Vice President: Todd Cramer (25/26)
Secretary/Treasurer: Sue Thomson
Board Members: John Mihelich (1/67) & Robert Gory (71/72)

**PROPERTY OWNERS
PRESENT**

Lari Ashley (21), Cheryl Samuelson (12), Louie Marsh (60 & 63-65), Kit Furnell (62), Richard Hammond (14/35), Janice Herrick (16/17), Robert Johnson (47), Dave Judy (55), Pam Leggett (9), Janice Kulp for Jackie Mathis (70), Gary Svider (23/24), Karen Ward & David Griffin (43), John Ware (15) and Wendy Wynkoop (28)

FINANCIAL REPORTS

Ms. Hartnell reported that the Association will need to do some street maintenance next year, and Ms. Thomson's replacement will be contacting T&C Seal Coating later in the year to work out a long-term, annual schedule. Ms. Thomson circulated to the Board T&C's May 2015 letter to the Association regarding Keys II streets along with an itemized report of street maintenance costs incurred since 2003. Ms. Thomson reported that the Association has \$46,500 in the bank account. There being no questions, *Mr. Cramer moved to approve the 2015 financials and 2016 budget. Ms. Hartnell seconded the motion and the motion carried unanimously.*

REPLACEMENT SECRETARY/BOOKKEEPER

Ms. Hartnell proposed that the Association hire Cheryl Shockley to replace Sue Thomson who is stepping down from all HOA duties after this meeting. *Mr. Mihelich moved to approve the hiring of Cheryl Shockley to replace Ms. Thomson. Mr. Gory seconded the motion and the motion carried, with Mr. Svider opposing.* Ms. Thomson was thanked for her service, and Ms. Thomson said she will assist Ms. Shockley for as long as it takes to make sure she is fully transitioned.

PROJECTS

Street Maintenance – Previously discussed under the Financial Reports agenda item.

Beach – The seawall is in good shape with no structural issues, and there are no bushes on the beach to maintain. Homeowners have been pulling weeds and keeping the beach tidy. Ms. Hartnell said she has looked into a sand sifting device, but there are none for rent, and they are very expensive to buy. The sand only needs to be cleaned twice a year, and Ms. Hartnell would like to see something fabricated for this purpose. Mr. Cramer said a skip loader could drag a sifting screen through the sand. Ms. Hartnell said we need something to tow behind a golf cart (rhino-type vehicle). Ms. Wynkoop asked why the gate at the ramp always seems to be open, and Mr. Mihelich says he and those who regularly use the beach monitor it; that he checks it at night and makes sure it is locked on weeknights. It stays open on busy weekends because the ramp gets so much traffic that it isn't feasible to keep opening and closing it during those times. It is self-policed.

CC&R's – Ms. Hartnell reported that the Board hasn't done anything further on a new draft, but she would like to see the new Board re-tackle the project. Mr. Judy asked how many votes we were short when we last tried to pass them, and Ms. Thomson said we were about seven approval votes short. She read the tally sheet stating there were 46 'yes' votes, 6 'no' votes with the rest of the 74 members not responding at all. Mr. Mihelich said there were a few line items the opposition group wanted changed which the Board had no problem revising, but the number of issues that the opposition group wanted changed increased dramatically, causing the project to become useless. The new Board will have to start over. Mr. Gory said when Keys I revised their CC&R's in the mid-90's, which is a much larger HOA, they enlisted notaries to go door to door to get signatures. He said that in our HOA, there were originally only three or four items of contention, but then it turned into something more complicated, so the Board discontinued the quest. Mr. Cramer said the new Board should indemnify the actions of the outgoing Board, and Ms. Thomson said the Association has Directors' and Officers' liability insurance.

ELECTION OF BOARD OF DIRECTORS

Ms. Thomson and Ms. Shockley opened and tallied the secret ballots which resulted in the following persons being elected to the new Board of Directors:

Stefanie Hartnell
Todd Cramer
Kit Furnell
Karen Ward
Gary Svider

Ms. Ward said she wasn't sure she could be on the Board because of her possible inability to attend all meetings, but after a short discussion with Ms. Hartnell about the ability to Skype her in if she is unable to attend meetings in person, Ms. Ward agreed to accept her appointment.

ADJOURNMENT

The meeting adjourned at 9:45 a.m.
Submitted by Sue Thomson, Secretary