

**LAKE MOOVALYA KEYS II
Annual Meeting**

**May 27, 2017 – 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 9:01 a.m.

PRESENT

President: Stefanie Hartnell (38)
Vice President: Todd Cramer (25/26) Absent
Secretary/Treasurer: Cheryl Shockley
Board Members: Kit Furnell (62), Karen Ward (43)
Gary Svider (23/24)

PROPERTY OWNERS

PRESENT

John McClellan (29,30,31,32), Betty Ockershausen (56), Raymond Rutter (5,45), Gary Waid (20), Sam Vederman (33), Dorinda Sullivan (6,37,42), Lisa Hammond (14/35), Janice Herrick (16/17), Pam Leggett (9), David Griffin (43), John Ware (15) and Wendy Wynkoop (28)

INTRODUCTION OF BOARD OF DIRECTORS

INTRODUCTION OF HOME OWNERS AND GUESTS

FINANCIAL REPORTS

Ms. Furnell made a motion to approve the 2016 Financial Reports; the motion was seconded by Ms. Ward. The motion passed unanimously.

NOMINATION AND VOTING FOR BOARD MEMBERS (5)

TALLY SECRET BALLOTS

By Cheryl Shockley and Wendy Wynkoop

DISCUSSION OF PAST & ONGOING PROJECTS

Street Maintenance – Ms. Hartnell reported that a letter had been emailed to the HOA addressing concerns about the slurry of the streets. Ms. Hartnell explained that the softness of the slurry was being questioned and she had a discussion with Cathy Jordon of T&C Sealcoat, where Cathy explained that the original proposal stated that a roller would be used to compact the slurry but that was a mistake and the roller was not used and daily vehicle traffic would be best to compact the slurry. The slurry would stay soft through the heated months but would start to harden in the fall. T&C came and evaluated the streets after Ms. Shockley contacted

them with the HOA's concerns, T&C told Ms. Hartnell the slurry is behaving normally and the scuffs marks will disappear with time.

Ms. Wynkoop addressed the issue of the quarterly street sweeper, she stated she had researched and found that a street sweeper should be used when you have a curb, because it blows debris into curb and sucks it in but the association does not have curbs, she thinks the HOA needs to look into a vacuum truck, its supposedly less expensive than a sweeper. Ms. Hartnell said that when the year contract was up with Havasu Sweeping the Association would look into vacuum truck vs the sweeper.

Signs – Ms. Hartnell reported that new signs have been installed except at the corner of Mohave and Lakeview, Blue Stake needs to be called to make sure there are no utility lines underground, when they dig for the new pole installation.

Beach Improvements – Ms. Hartnell reported that some old tires were removed when the water was lowered at no cost to the association.

CC&R's – Ms. Hartnell reported that not much is going on, she has been reviewing them but at this time the board is once again at a standstill. Ms. Furnell said after reviewing the CC&R's she doesn't think there is a provision concerning short term rentals and she feels this issue should be addressed before it gets out of hand. Ms. Furnell stated she is speaking of weekend or very short term rentals. Ms. Hartnell stated that in the new draft there is a provision concerning this issue but that draft has not been approved.

Capital Expenditures Savings Account for future large items purchases such as the streets. Mr. Svider said the Association has an excess of about \$5,700 a year that keeps rolling over and he feels that a set amount of money should be set aside in an interest bearing account that can be accessed at any time for future capital expenditures. Mr. Svider suggested the amount between \$20,000 to \$25,000. *Ms. Hartnell made a motion to open a savings account linked to the checking account. The motion was seconded and passed unanimously.*

Rule Suggestions from Homeowners

Ms. Hartnell said she did not want to open this topic up to a major discussion because the Board is just asking for suggestions at this time and these suggestions are to be emailed to the board for discussion and action at the next regular meeting to be held on July 17. If you don't have email or your neighbor doesn't have email, get together with someone who does and send a combined email of all your suggestions.

DISCUSSION FROM HOMEOWNERS

The Board and Homeowners discussed the problems associated with Lot 39, the tenant is running a nail salon business out of her residence and not only is the traffic and parking a major issue, running a business out of a residence is not allowed per the association's CC&R's. Ms. Hartnell reported that the Board is addressing the issue of the business being conducted and a letter was being sent to Mr. Baker and his tenant to cease and desist.

Homeowners also discussed lot 39 being a multifamily rental (renting to 2 separate families in one home) and asked what could be done about this issue. The Board said they would set up

a meeting with La Paz County and see if they could get a clarification on what the lot was zoned for to be able to take future action.

Homeowners also discussed parking issues such as on street parking, blocking access to emergency vehicles, and blocking access to properties, renters are parking boats and trailers on streets, guests of homeowners parking on other properties driveways. The association's streets are private and the sheriff department and tow truck companies are reluctant to do anything because of this. It was discussed that if parking rules were adopted this could solve the issues.

The Board invited property owners with concerns discussed at the annual meeting to attend the next regular meeting which in will be help on Monday July 17, 5:30pm at Christ's Church on the River.

ELECTION OF BOARD OF DIRECTORS

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

Stefanie Hartnell - President
Todd Cramer – Board Member
Kit Furnell – Vice President
Karen Ward – Board Member
Gary Svider – Board Member

ADJOURNMENT

The meeting adjourned at 10:09a.m.
Submitted by Cheryl Shockley, Secretary
Approved July 17, 2017