

**Lake Moovalya Keys II**  
Board of Directors Regular Meeting Minutes

**October 20, 2020**  
**Moovalya Keys II**  
**Christ's Church on the River**  
**Parker, AZ 85344**

**CALL TO ORDER**

The meeting was called to order at 5:34 pm by President Kit Furnell

**PRESENT**                   Kit Furnell  
                                  Karen Ward  
                                  Dawn Fowler via (Phone)  
                                  Charlie Monroe (Absent)  
                                  Jamie Lynch (Absent)

**OTHERS PRESENT**       Rick and Mary Goehring Lot 54; David Griffin Lot 43; John Ware Lot 15;  
                                  Janice Herrick Lots 16 & 17; Richard & Lisa Hammond Lots 14 & 35;  
                                  Secretary/Treasurer: Cheryl Shockley.

**Attendee's via Zoom:** None noted

**Approval of Meeting Minutes**

Karen Ward made a motion to approve the July 2020 Meeting Minutes. The motion was seconded by Dawn Fowler and passed unanimously.

**Financial Report**

Ms. Shockley reported that there was \$34,961.17 in the regular checking account. Ms. Shockley said that she paid all the regular bills plus a few extras that included tree trimming, signage and keys for the launch ramp. The Property Tax was also paid in the amount of \$8.32.

Ms. Shockley also reported that Capital Expenditure Savings accounts balance was earning \$1.50 every quarter on the balance of \$25,023.99.

**OLD BUSINESS**

**Beach Signs**

Ms. Furnell said that they had ordered two new beach signs and they have been delivered. One is exactly like the one on the gate in red and white and the other one says Moovalya Keys II Private Beach. Vallyn Hatfield has given permission for the beach wall sign to be placed on the front of her property.

**CC&R's**

Ms. Furnell said she had received a text from Jamie Lynch asking that the CC&R's be tabled until the following meeting. Being a nurse during the pandemic, she has not either the time or the energy to finish working on this matter. Ms. Furnell responded and said that she totally understands but we are getting more and more rentals and really do not want this to go on. Ms. Furnell further stated that her issue is that at the last meeting in July, it was discussed that Ms. Lynch was going to prepare a letter to the members who were not in the favor the CC&R proposal. However, I think we should still go forward with "this." She further stated that it is kind of useless to put together a new CC&R until we know exactly what

the people were against. Ms. Fowley has some old emails that pertain to the objections Robby Preece stated he would like something sent out to all the homeowners to determine what the objections were.

Ms. Furnell would like to work on a letter to go to those members who A) did not vote and B) objected to the proposed changes and get their input before we put together another set of CC&R's. Ms. Fowler said she would be happy to help with Ms. Furnell with the letter. Mr. Ware asked to please remind him how many people it takes to pass an item. Ms. Furnell said two thirds of the membership and that the association has 74 lots. Ms. Furnell said 19 did not vote. 7 or 9 that voted against. That group caused it to fail. A discussion ensued regarding the number to qualify passing the CC&R's. Certain things the board can pass but not the CC&R's.

### **New Business**

None

### **Call to the Public**

#### **Dogs on Beach**

Karen Ward issue is with dogs on the beach without being on a leash has become a real problem. Ms. Furnell said we have a rule, but no way to enforce it. The same with no parking on the streets. Richard Hammond asked if the new Tenant, who is the dog catcher can do anything if we call him, he said he is the County Dog catcher. Dawn Fowler: If they are aggressive, we can call the County. Richard Hammond said that there is a pit bull that has been running loose in the mornings and asked if the owner of the property can be contacted to let his renter know there is a serious problem the dog. Ms. Ward asked that a letter go out to all who are taking advantage of the no leash rule, they need a reminder to be respectful of others space on the beach. Ms. Furnell will send letter of rule(s) being broken

#### **Trash on Beach**

Karen Ward showed a sample of trash on the beach. Bottle caps, water bottle caps, cigarettes, dog poop. Ms. Ward suggested that the association could get little yard stakes and attach little sand buckets to take to their spot on the beach for their trash and when they leave they can dump their bucket in the trash can.

#### **Parking on the Launch Ramp**

Richard Hammond stated that individuals are leaving vehicles on the launch ramp. I have had to circle around and finally had to go to Cienega Springs. Mr. Ware said he's had the same thing happen. Mr. Goehring asked if it's in our CC&R's and have signs, why can't we call a board member and have them call a tow truck? We need to send a letter to the membership and tell them we are going to enforce the parking rules. Ms. Furnell said that there is an Arizona statute that states the signage must have the statute posted and other specific information. Mr. Goehring stated the association needs to get the new signs so vehicles can be towed or take down the old ones and let everyone park where they want. Ms. Furnell said that's the purpose of finalizing the new CC&R's so we could be enforceable. Ms. Ward said she would go through the CC&R's and cut and paste all that pertains to parking so they could be reviewed for enforcement.

Mr. Goehring stated the association has the ability to make rules! Current CC&R's state Parking rules and towing at owner's expense. We need to send a letter and say that parking rules will be enforced, and cars will be towed at owner's expense.

**Weekend Rentals**

It was determined after lengthy discussion that the board needs to look at the state law concerning discrimination and how it affects the revised CC&R's, concerning Single-family rentals and approving new property owners.

Ms. Furnell moved the meeting along to Announcements.

**ANNOUNCEMENTS:**

Ms. Furnell said On a Fun Note we are looking at our Fun Night the Saturday after Thanksgiving. Do not know if there will be a boat parade but we can still have our potluck.

The next regular meeting date was set for Tuesday, January 19, 2021 at 5:30pm.

**ADJOURNMENT**

The meeting adjourned at 6:13pm

Submitted by Recording Secretary, Cheryl Shockley

**APPROVED JANUARY 19, 2021**