

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

**October 15, 2019**  
**Christ's Church on the River**  
**9098 Riverside Drive**  
**Parker, AZ 85344**

**CALL TO ORDER**

The meeting was called to order at 5:35pm by President Kit Furnell

**PRESENT** Richard Hammond, Bonnie Jette & Kit Furnell

**OTHERS PRESENT** *Secretary/Treasurer:* Cheryl Shockley, Lisa Hammond (14 & 35), Mary & Rick Goehring (54), Gary Svider (23 & 24) & David Griffin (43)

**INTRODUCTIONS**

***Approval of Meeting Minutes***

*Richard Hammond made a motion to approve the Annual Meeting Minutes July 6, 2019 Meeting Minutes. The motion was seconded and passed unanimously.*

*Richard Hammond made a motion to approve the Meeting Minutes July 16, 2019 Meeting Minutes. The motion was seconded and passed unanimously.*

**Financial Report**

Ms. Shockley stated that she paid the regular monthly bills. The following lots are late on their associations dues have been sent a notice. Three lots were past due and late charges were assessed to the following lots: 12, 40 & 69. Lisa Hammond asked about the payment which was made to John Mihelich for the security cameras. Ms. Furnell said that the cameras had been purchased by John and the Keys II has 4 cameras in possession but they have not been installed due to where the cameras are to be placed at this time. Mr. Hammond said he would work on getting one of the cameras installed on his home.

**OLD BUSINESS**

**Beach and Ramp Improvements**

Ms. Furnell stated that an approval of \$500 was budgeted for the beach which consisted of tilling the sand and picking up the plastic underneath but it has been discussed at previous meetings that disturbing the plastic under the sand may not be such a good idea. Ms. Furnell asked if any proposals had been received for beach wall repairs since the last meeting. At this time no proposal were submitted to the Board for review. Mr. Hammond stated that he and Mr. Goehring had attended the recent Corp of Engineers meeting with the County and spoke with the Corp Representative about how to fix the Keys II beach wall and ramp. Mr. Hammond reported that a footing could be poured in front of the wall, continue on and turn down the ramp if Keys II submitted a sketch & a phone call for the proposed work. Mr. Goehring said as long as the footings were formed and water pumped out by basically making a coffer dam, the concrete forms could be used as the dam to pour concrete in front of the wall and repairs could be made to the section of the ramp which is falling apart at the same time when the water goes down in January 2020. Mr. Goehring said these repairs to the eroding footings of the wall was essential at this time because if the wall collapses and all the debris spill into the river the Keys II will then have a serious problem because you are not allowed to put sand or rock into the river per the Corp of Engineers. Mr. Goehring said he would get some sketches together of proposed repairs and get them to Stanton, Dyer and Jette for bids to be submitted for review. It was discussed that the proposed work could be done by the homeowners themselves. Ms. Furnell pointed out that the next Board meeting was on January 21, 2020 after the river lowering at the first of January 2020 and how was the Board to proceed with getting the

work approved? Did a special meeting need to be called to approve such a project? Ms. Shockley stated that the beach wall is common property within the HOA and needed to be maintained as an essential part of the community. If it is in need of repairs (just like a street repairs) then a special meeting need not be called to approve the cost of maintaining the common property but proposals did need to be obtained for such repairs or maintenance and approval needed to be made by the current Board of Directors before work commenced. Ms. Furnell also specified that a firm date was needed by the contractor while the river was down.

#### Short Term Rentals

Ms. Furnell reported that she had gone to the County Assessor's office concerning the TPT licensing but since Keys II does not have a property manager there was nothing they could do at this time. She said that it was up to the individual property owner who rents their home short term to fill out the paperwork and submit it to the state of Arizona or (ADOR) Arizona Department of Revenue. Mr. Hammond said that properties that are being rented short term are being considered as businesses and running a business in Keys II is a violation of the CC&R's. Ms. Jette stated in the CC&R's that only homeowners and approved people (by the Board) could use common area's such as the beach and boat ramp and that short term renters are not property owners and as such the Board could discourage short term rentals by enforcing the CC&R's and not giving approved permission for short term renters to use common areas of the HOA. Ms. Furnell asked how would Keys II restrict short term renters from using the beach or ramp and Ms. Jette said that the Board needs to come up with a set of rules and or regulations which apply to renting short term (residential properties) and that a letter would be sent out to all homeowners concerning short term rentals and that anyone renting short term would need to respond in writing for consideration by the Board as to determine if rules or regulations should be in place restricting owners from renting short term. Ms. Furnell said she thought there could be legal ramifications concerning such a process and Ms. Jette said she would look into the legality of determining if such a rule could be made by the board without calling a special meeting and adopting rules without a (percentage)majority of the HOA.

#### Sinkhole Update

The sinkhole on Lakeview has not been repaired at this time according to Ms. Furnell, however the water meter has been relocated to lot 39 (Baker) and Hartnell's driveway has been fixed. Ms. Furnell reported that the sinkhole still had a metal plate over it.

#### **NEW BUSINESS**

Ms. Furnell stated that two new signs were on order, one for Mohave Drive (cul de sac) and another stating "No Unlicensed Drivers or Vehicle's" allowed on HOA streets.

#### **Call to Public**

Ms. Goehring stated that dog walkers are not cleaning up after their pets when walking on the association property. Mr. Griffin reported that reckless driving by both minors and adults is occurring on the association's streets. Ms. Shockley said she would send out a mass email to all homeowner's of the community guide lines which are located on the HOA's website, reminding homeowners of picking up after their pets and driving responsibly, within the HOA.

The next regular meeting date was set for Tuesday January 21, 2020 5:30pm.

#### **ADJOURNMENT**

The meeting adjourned at 6:10pm  
Submitted by Recording Secretary, Cheryl Shockley  
**APPROVED JANUARY 21, 2020**