

## WILLOW VALLEY CLUB ASSOCIATION

### BOARD OF DIRECTORS MEETING

MEETING HELD AT: 549 E. GORDON DR, MOHAVE VALLEY, AZ 86440

MEETING HELD September 9<sup>th</sup>, 2023 @ 9:00 AM

The Board of Directors meeting was called to order at 9:00 AM by Chris Elvert.

Chris Elvert led the Pledge of Allegiance. 9 out of 12 board members were present making it a quorum.

1. Present: Mark Aery, Randy Burton, Chris Elvert, Ken Koch, Bob McMahon, Bryan Osborne, Sue Steeber, Karen Summitt, Chris Young.
2. Absent: Dee Adcox-Kimberlain, Andrea Pewsey, Bob Slater.
3. Number of General Members attending: 17

#### **MEETING MINUTES FROM August 5<sup>th</sup>, 2023**

The meeting minutes are sent to the Board to review prior to the meeting. Copies were provided to members at the meeting and are available on the website and in the office. **Motion to Approve** August 5<sup>th</sup>, 2023, meeting minutes was made by Bob McMahon, 2<sup>nd</sup> by Chris Young, and carried.

#### **TREASURY REPORT**

The treasury report for July 2023 was sent to the Board prior to the meeting. Copies were provided to members at the meeting for review and are also available at the office. **Motion to Approve** the July 2023 treasury report as presented was made by Karen Summitt, 2<sup>nd</sup> by Bryan Osborne, and carried.

#### **BUILDING AND MAINTENANCE**

Randy Burton advised that community members Paul and Luis are volunteering in the marina area resurfacing some sand along the beach area, removing water weeds and have also cleaned the overgrown hillside on club beach. Mike Wilke added that things are normal and there are no current problems.

Clubhouse Paint Sub-Committee – Bryan Osborne advised they are waiting for cooler weather to paint the clubhouse trim and new doors.

Clubhouse Doors Status – The new doors are in, Chris Elvert thanked Bran Osborne for installing the new doors; they are great.

Clubhouse Veranda Update – Bryan advised he's been working on the veranda, he installed fans and some lighting. The block wall around the patio needs repair. Bryan has a quote for \$1,940 to repair the block wall. **Motion to Approve** \$2,000 for block wall repair was made by Randy Burton, 2<sup>nd</sup> by Sue Steeber, and carried. There was discussion about the planned upcoming kitchen remodel, the kitchen window needs replacing, and these items will be discussed later in the meeting. Chris Elvert thanked the Summitt Family for the new address sign (a stone slab) that is out in front of the club house.

#### **PUBLICITY AND COMMUNICATION**

Debbie Pewsey from the office reported there are 756 members on the WV Association Facebook page and it's going great.

#### **RECREATION AND ENTERTAINMENT**

Bryan Osborne reported the breakfast planned for Labor Day weekend was cancelled. The End of Summer Party is planned for October 14<sup>th</sup>, the Trunk or Treat planned for October 28<sup>th</sup> at 2 pm. They want to start early because there will be a BBQ and games. The Christmas Parade is planned for November 25<sup>th</sup>, we'll be staging in the marina like last year and will be judging the floats for a prize. There were about 150 floats last year. We'll get volunteers to

help with security; there will be a sign-up sheet in the office. We are considering ways to keep people on the right track during the parade because there's been a lot of problems with people not following the parade route and getting out of line. Bryan is planning another cornhole tournament for December, more info. to come.

### **STRATEGIC PLANNING COMMITTEE**

Marina and Beach Committee – Chris Elvert advised that volunteers Paul and Luis have come up with a way to drag the marina to reduce the water grass with a grappling hook system, a boat and a tractor. Luis has donated the use of his tractor but a hydraulic hose broke. We will reimburse expenses for this when they are finished and know what was spent, it should be minimal. Chris discussed the old marina Ranger SXS that has required constant repair. Considering selling it or replacing the entire electrical system. If we repair it, it could be used for extra back-up for maintenance and for special events. Volunteers Paul and Luis will look at it to see if a complete re-wire is needed rather than doing piecemeal repairs.

The club house ice machine is installed and running, Chris thanked Paul for completing this. Clubhouse pool table room new flooring is being installed September 9-14; Chris thanked Bryan for arranging all the work. The office will be closed during the floor installation.

### **LAUNCH RAMP COMMITTEE**

Bob McMahon reported that he's received a complaint that there is a drop off at the end of one of the steel plates on the launch ramp. We will investigate that right away. A few more contractors are interested in bidding on the ramp project. Chris Elvert advised we have received one bid from Kerr Construction for approximately \$100,000 and we are waiting for Extreme Excavating, Aquatic, and Stewart Construction. We received a bid for \$150,000 for dredging weeds but the contractor feels we have a weed problem, not an excavating problem. Chris continued that Paul and Luis are working on that now to see how it can be improved. We have not received any bids on reinforcing the hillside/peninsula; 2 contractors have looked. 5 contractors have looked at the launch ramp. The permit is valid until 2026, we hope to schedule the launch ramp for Fall, 2024.

Chris Young advised he has talked to many contractors about the ramp, and this is an ongoing priority. He has talked to contractors about the peninsula/hillside and they feel we have a weed problem, not an excavation problem. We want to save the peninsula and feel dredging would cause more damage than improvement. The ramp is a top priority, and we hope to get it replaced in the Fall of 2024. The steel plates at the end of the ramp are working well for now. We are waiting on the contractors for their launch ramp bids.

Karen Summitt advised the club house flooring will start at 7AM tomorrow, Debbie Pewsey will let them in. Bryan Osborne will sign off on the work.

### **ARTICLES OF INCORPORATION COMMITTEE**

**Articles of Incorporation and Bylaws final drafts:** Bob McMahon discussed the final documents to be mailed to the membership which have been reviewed by the Board and our attorney. A cover letter, bullet point list of updates to the Bylaws and Articles of Incorporation, and an official ballot. **Motion to Approve** the documents was made by Bob McMahon, 2<sup>nd</sup> by Chris Elvert, and carried. A member of the Board of Governors requested the voting date be changed to November 11<sup>th</sup> to allow a little more time to process and to allow for her presence to supervise the ballot counting. **Motion to Approve** moving the voting date to November 11<sup>th</sup> was made by Sue Steeber, 2<sup>nd</sup> by Bob McMahon, and carried.

Chris Elvert advised that the cost to mail these documents to the membership is about \$2,000. It is a secret ballot, and we will track who voted. We need 85% of the membership to vote. Multiple property owners get 1 vote. There are approximately 1,900 members. We will include prepaid return envelopes this time to improve the return of ballots. Complete copies of the Bylaws and Articles of Incorporation are available in the office and on the WVCA website.

Bob McMahon discussed updates to the WVCA member suspension policy, which have been reviewed by our attorney, as stated:

8. If any member shall be charged in writing addressed to the Board of Directors is notified in writing by any other member or employee with that a member has engaged in conduct deemed by the directors to be injurious or detrimental to the order, peace, interest or welfare of the Association or unbecoming to a member of the Association or in violation of these By-Laws or any rules and regulations made by the Board of Directors, or if that conduct is witnessed by a member of the Board of Directors, or if any other member or employee of the Association, gives a verbal or written report to the Board of Directors regarding such conduct, the said Board may immediately suspend privileges of those involved and shall give at least five days' notice in writing of a hearing to be held upon such charges violations to the said member so charged by serving the same personally upon said member or by mailing the same addressed to said member by ordinary mail, postage prepaid, to the address of the member as shown on the books of the Association, or make said notification via email or other electronic means. After such hearing, the Board, on being satisfied with the truth of the charge or charges violation(s) may censure the member charged, fine the member up to, but not more than \$500.00 25.00 and/or suspend or terminate his their membership privileges in the Association. The determination of the Board of Directors shall be final.

Members are responsible for the conduct of their guests. Any actions of a guest may subject the member to the above stated suspensions and fines. Additionally, said guest may be prohibited from entering or otherwise being present on any Willow Valley Club Association common areas. These procedures are inclusive of the Willow Valley Club Association facility policies and rules. All suspended privileges will be reinstated at the end of the suspension term and payment of any fine is satisfied.

**Motion to Approve** was made by Bob McMahon, 2<sup>nd</sup> by Karen Summitt, and carried.

### **OLD BUSINESS**

- A. **Tri-State WIFI Projected Timeline.** Karen Summitt will contact them and follow up; they didn't show up for the last appointment.
- B. **Cimarron Lakes.** Ken Koch advised he has been looking into this topic; he has spoken with former Board member Teresa Brown and Karen Summitt. There are 97 lots for potential development in Cimarron and if they're developed it won't have a huge impact on Willow Valley. Chris Elvert explained WVCA has been researching the titles in Cimarron to confirm whether or not new development will be part of WVCA as we are trying to limit growth. We are trying to look at what the future build out looks like in the next 20-30 years. Ken continued it's basically a lost cause trying to prevent it because WVCA membership is written in their titles. Also, the golf course on King St & Hwy 95 has been sold and there's a potential for 150 RV campsites there. Karen Summitt has been talking with them, asking them to make it a storage parking area for WV residents' boats, RVs, etc. There is also a potential future 50 homesites on the vacant farmland between Carob St. and the golf course but that land has not sold. Karen continued that Monte Vista Estates by the gas pipelines is currently being farmed, but they have access to Willow Valley too. Development depends on drought and water contracts.

### **NEW BUSINESS**

- A. **Clubhouse Kitchen Remodel.** Chris Elvert discussed that they are in the process of obtaining pricing for updating the club house kitchen. New 5' flat top grill, 4 burner stove, shelving, stainless sink with disposal, stainless back splashes and more. The kitchen window may be removed or replaced. Volunteers Paul and Luis will do the installation. It's nearly impossible to get 3 bids in our area. This work is about a month out, and will bring our kitchen into compliance with today's codes as well as beautify our kitchen facility. Chris had pricing for some appliances. **Motion to Approve** \$9,000 for the stove, shelving, and sink was made by Sue Steeber, 2<sup>nd</sup> by Karen Summitt, and carried. **Motion to Approve** \$9,446.59 for the new flat top grill and stainless table was made by Sue Steeber, 2<sup>nd</sup> by Randy Burton, and carried. The kitchen does not require an egress window, so the window may be removed and filled in.

- B. **Caretaker Residence Damage.** Mark Aery advised they are just waiting for the permits to get started.
- C. **Tribal Beaches.** A member asked the status of leasing the tribal beaches. Chris Elvert replied we have not heard from them despite phone calls and emails asking for their response.
- D. **Temporary Marina/Beach Access for Rental Cars.** A member asked why we can't issue a temporary pass for a rental car if the member is in good standing and the paperwork matches the member. Bob McMahon said yes we can make up a temporary pass in this case if the rental agreement matches the member.

Chris briefly discussed upcoming projects such as the banquet area floors (\$14K approx), banquet area ceiling (\$18K approx), new lighting, fans, and update the club house bathrooms. Chris mentioned the possibility of a future 2<sup>nd</sup> launch ramp at the north end of the marina, thinking of 10-15 years from now.

Member Paul Merz requested volunteers to help with the raking of water grass in the marina. The grass can be raked up the hill and he and Luis will collect and dispose of it.

The next regular meeting will be held Saturday, October 7th, 2023, at 9:00 AM.

Meeting Adjourned: 10:05 AM.

/ss