

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD October 7th, 2023 @ 9:00 AM

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

Bryan Osborne led the Pledge of Allegiance. 10 out of 12 board members were present making it a quorum.

1. Present: Dee Adcox-Kimberlain, Mark Aery, Randy Burton, Chris Elvert, Bob McMahon, Bryan Osborne, Bob Slater, Steeber, Karen Summitt, Chris Young.
2. Absent: Ken Koch, Andrea Pewsey.
3. Number of General Members attending: 31.

MEETING MINUTES FROM September 9th, 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** September 9th, 2023, meeting minutes was made by Karen Summitt, 2nd by Bryan Osborne, and carried.

TREASURY REPORT

The treasury report for August 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 August 2023 treasury report as presented was made by Bob McMahon, 2nd by Chris Elvert, and carried.

Treasurer Dee Adcox-Kimberlain discussed the general checking account balance being drawn upon with many non-budgeted expenses this year and asked if we are able to transfer \$20,000 from the building reserve account to the general checking account to increase its balance. Dee continued that the Board of Governors has been approving these transfers. Dee will check with Gail Peters on the BOG about the transfer.

BUILDING AND MAINTENANCE

Randy Burton discussed a tree trimming estimate for the trees at the caretaker residence. **Motion to Approve** \$800.00 for tree trimming was made by Randy Burton, 2nd by Bryan Osborne, and carried. Caretaker Mike Wilke has been maintaining other, smaller trees around our properties himself.

Clubhouse Paint Sub-Committee – Bryan Osborne advised they will start painting after the End of Summer Party October 14th.

Clubhouse Veranda Update – Bryan advised the veranda block walls have been repaired and look great. The kitchen window has been removed and walled in; it will be painted soon.

PUBLICITY AND COMMUNICATION

Dee Adcox-Kimberlain reported there are 767 members on the WV Association Facebook page as of 9/29/23 and it's going great.

RECREATION AND ENTERTAINMENT

Bryan Osborne reported a charity bingo is scheduled for November 18th benefitting the Mohave Valley Fire Dept's children's Christmas toy drive. The Trunk or Treat Halloween event is October 28th at the club beach parking lot. The Christmas Parade is Thanksgiving weekend November 25th. This year they will be judging the floats and there will be prizes for 1st/2nd/3rd place. We need volunteers for additional security at the marina gate. Bryan is planning another cornhole event after January 1st. Look at the WVCA Facebook page for more details.

Bryan is planning to have an open house at the clubhouse after the remodeling is done to show the community where our money has been spent on the many improvements completed this year.

The End of Summer Party is approaching on October 14th. We need volunteers for food, helping with stage set up for the band, security and general coordination. They will be blocking off the front row of the club beach parking lot for the band, DJ, and food court. The party starts around 1:30 pm and the band starts around 7:30 pm.

STRATEGIC PLANNING COMMITTEE

Clubhouse Committee - Karen Summitt advised that Tri-State WIFI is installed and functioning at the clubhouse. This is free WIFI for WVCA members while at the clubhouse. Go To/SSID: Willowvalleyclub and the password is Clubhouse! We will post the password on our website. We will monitor the service to see how it works for a month or so before continuing with the next phase. New pool tables are completed and available as well as the new flooring in the pool room area is complete and looks great. The office area was also rearranged and better organized during the process. Bryan Osborne added that they are waiting for cooler weather to paint the outside trim and fascia.

Marina and Beach Committee – Chris Elvert reported that the new shade cover for the marina picnic area is received and will be installed soon. A nicer bathroom for club beach was approved for \$1,400 but tabled. We should have a 3rd porta potty for the End of Summer Party. We will order a rental for October 14th so there are enough bathrooms. Chris, Sue, and member Paul Merz are considering shade trees for the club beach parking lot placed in the center island. Paul was looking at 27 Ash trees from MEC's annual tree liquidation sale, but they sold out so fast we missed the opportunity. Chris asked the members how they feel about planting trees in this location. Some members felt it would attract birds, who would poop on vehicles and make a mess. Also, it would need maintenance. Others suggested metal art or decorative rock. Chris asked the members to consider what we want to put there for beautification purposes. Paul Merz will plant some trees on the club beach hillside and in the marina for beautification purposes.

LAUNCH RAMP COMMITTEE

Chris Elvert reported that one of the contractors who gave a bid for the ramp backed out last week. That bid was in the neighborhood of \$350,000. We have just one bid in hand and are waiting for one more. Chris has been following up every week and it is slow moving. Members Paul and Luis have been grading in the marina beach area. The temporary steel plates at the ramp are working well for now and cost \$762.00 per month to rent. Chris and the committee are trying very hard to get other bids. We expect to have a plan to construct by October 2024. A member suggested trying Granite Construction and will get contact information to Chris. At the same time we are talking to another contractor to dredge the marina entrance. The ramp and the dredging will be expensive.

ARTICLES OF INCORPORATION COMMITTEE

Articles of Incorporation and Bylaws final drafts: Chris Elvert advised the ballots for updating the Articles of Incorporation and Bylaws have been mailed to the community. There are 1,864 ballots and we need 85% returned, or 1,585. If you did not get your ballot in the mail, call or go the clubhouse and verify your address. The office will void your mailed ballot and issue you a provisional ballot. 124 ballots have been received in the last few days. Bob McMahon added that as previously discussed, if the majority of ballots returned are in favor of the updates, but if we don't receive 85% of the ballots returned, we will seek judicial intervention to approve the documents. These updates will allow the Board to function more efficiently. Paper copies of the documents are available in the office and online at www.willowvalleyassociation.com.

OLD BUSINESS

- A. **Tri-State WIFI Projected Timeline.** As discussed, TSWF / WIFI has been installed at the clubhouse and we will monitor for a month before launching the next phase.
- B. **Caretaker Residence Damage.** Mark Aery advised he has spoken with the insurance company again and they are coming back out for another engineering report. The engineer is going on vacation but will make it a priority when he returns and send his report to Mark and the office to forward to the insurance company.

NEW BUSINESS

- A. Strategic Plan Committee: Karen Summitt will update the strategic plan with the items that are complete to review at the next meeting.
- B. Chris Elvert presented a quote for a new ping pong table for the clubhouse. It folds and has wheels. **Motion to Approve** \$553.00 for a ping pong table was made by Chris Elvert, 2nd by Bob Slater, and carried.
- C. Tractor Tires: Member Paul Merz asked if WVCA would consider 2 new tires for Luis's tractor since he's been volunteering his time and tractor for the marina. Chris asked Paul to get him a bid.
- D. Member John Kingham asked about the kitchen remodel schedule and what the timeline will be. Chris Elvert said it will be scheduled in between the pancake breakfasts so it shouldn't interfere with the breakfast. Chris also said we need to let the office know the schedule so there are no clubhouse rentals scheduled during this time.

The next regular meeting will be held Saturday, November 4th, at 9:00 AM.

Meeting Adjourned: 9:50 AM.

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