

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD DEC 16th 2023

The Board of Directors meeting was called to order at 9:05 am by Chris Elvert

Chris Elvert led Pledge of Allegiance 11 out of 12 board members present, making it a quorum.

1. Present :Chris Elvert, Mark Aery, Randy Burton, Bob Slater, Andrea Pewsey, Bob McMahon, Sue Steeber, Dee Adcox-Kimberlin, Chris Young, and Karen Summitt, Ken Koch
1. Absent : Bryan Osborne

Number of General Members attending: 21

MINUTES FROM Nov 2023

Motion to Approve for Nov 2023 minutes by Chris Elvert and 2nd By Dee Adcox-Kimberlin all in favor motion passed

Not read in meetings. Sent to the entire board to review and read prior to the meeting. Copies were provided to members at the meeting and are available on the website and in the office if needed.

TREASURY REPORT

Treasury Report from Oct 2023 emailed to board

Motion to approve treasury report OCT 2023 by Andrea 2nd by Chris Elvert all in favor approved Motion passes.

BUILDING AND MAINTENANCE

Trees in the marina that fell was \$900 to remove to finish removing \$700.

Removal of cottonwood by caretaker \$2000 Removal of cottonwood on boat ramp \$800 Cut Down Cottonwood in Parking Lot \$1800 total for all with \$5200. Map printed to explain which trees need to be removed. Pine trees are being attacked by beetles. Input from the community on what to replant.

Betty, an associate of the club, said she would like to look into pricing out trees as well.

Karen Summitt made a **motion** to get the trees cut for \$5200 unless Betty can find a licensed bonded and insured tree trimmer for less. 2nd by Chris Elvert all in favor it passes

\$700 for RO system and tanks installed by Paul by uv filter, membrane and carbon filter and 20 and 5 gallon storage. The RO company would charge \$1400. Motion to install RO system and piping for \$800 by Karen 2nd by Chris Elvert All in Favor.

Transfer from building fund \$800 Motion by Chris Elvert 2nd By Dee Addcox-Kimerlin

PUBLICITY AND COMMUNICATION

788 Members on the club house page as of Dec 2023

BOARD OF ENTERTAINMENT

Pancake Breakfast First Sun of Jan 7th. Halfway through the season.

\$2536.30 Mohave Valley Fire Department Donated and Raised. New plac given to the club for 2023. They appreciate all the cash

The Christmas parade with Carnival went great. Bryan looking into popcorn and cotton candy was hit. Big thanks to everyone who helped set up

Monday Night Football - grown up to 47 to 65 people are enjoying it. championship games will be scheduled in the club house. In the works possible super bowl party at the club house.

Possible a valentines day corn hole in the works will update

Strategic Planning

Karen is working on zoom and setting up.

Updated committee with plan and sent into the office.

Pricing for bids to marina bathroom roof and pump house

Thursday night pool night would like the remote for the tv's.

Shade areas will need to be painted by Mike Carson soon on the list of things to do and install when it starts to warm up. We want it to be new for spring.

Curbs painted by Mike Carson wire wheeled them and repainted them. Also new lines painted for \$400 handicap and parking lines

Blinds form Blindsgalore installed by Bryan Osborne Thank You to him

Karen will meet with a Tri State wifi new person monday. will update on the second phase. A couple people question on a discount for members or rebate back to the club house once service starts. Extended conversation about wifi.

Launch Ramp Committee

April 1st we need a plan to get it out to vote. Bid for \$464,000. Second bid for \$100,000. Discussing we need bids. Extreme working on bid working on a concrete person. Also discussion with having members who are contractors do the ramp. Bob met with Stewart concrete and after the meeting called and said his engineers wont work with us and back out.

Tri State Wifi

Club house is working. Marina is off/on and Karen will follow up to have them look at it. Tri State wifi hired a new manager to figure out the second phase. Karen will work with Deb on cameras and information for the next meeting. Wifi available in the club house for our community

Articles of Incorp

Lawyer was impressed with our heroic efforts and the response we got. Email will be forwarded to board on the next steps

584 received. passed 399 to 137 totaling 537. some not signed. Long conversation of why envelopes needed to be signed is not valid. Almost meet the 50% if people would have signed the envelope. Extended conversation on the vote and what needs to be done. Going to court would be 30-50k to take it to court to get approval. Attorney offered to zoom with the board to ask questions.

Caretaker Update

Check from insurance \$4555 sent in from the engineer recd in the office. Extra flooring in the container.

Permits in the final phase and should have soon this month. Structural drawing completed for carport. Water heater needs to be turned off.

Additional price for engineer approved.

New Business

Stairs need to be reinforced going down to the boat ramp Bubba and Paul with day laborers are offering to repair. Needs to be dug out and rebar put in with forms and new concrete/pumped in. They will look at it today and get back to the board with a price. They are doing labor for free only the cost for material will be incurred.

Hazelwood contracts \$1076 a year. Board reviewed and decided not to go with it.

Electric gates have been working on batteries because of an outlet in the middle of the grass. Paul rewired the outlet with the correct box.

Motion to call hazelwood when needed by Andrea 2nd by Karen Summitt All in favor except Chris Elvert a no vote.

Karen Summitt will get out a new survey for a strategic plan. Will send out on FB.

Dee updated ballot will go out soon, sent to the printer today. Review from board of governors only people who have been nominated can have a bio. If a write in would like to do a bio that needs to be posted on social media can't go in the ballot envelope.

Chris Elvert updated a question on the ballot for the Tribal beach lease. If our membership would like to continue to move forward or not.

Ballots go out in Jan for voting.

Bob McMahon questioned whether we should add to the ballot the attorney pricing to move forward. There isn't time today to add to it. Board members said you can't ask our membership to ask to spend a dollar amount without explanation.

Question about caretaker. Mike(caretaker) resigned. Mike Carson, hired temporarily has been working down in the marina with a long list of winter things getting completed.

Cleaner hire for \$300 bi weekly (office not included) for clubhouse.

Due raises to \$110 are due by the end of Jan. Explanation: cost of living goes up, minimum wage goes up, raises go up, and our economy goes up. Will dues go up? Hopefully not every year but based on the budget there is not a definite answer. We have completed a lot of upgrades this year that needed maintenance.

Paul donated karaoke machine to the club

Member asked why we haven't raised the new parcel assessment lot fee.

Motion to add the one time assessment new parcel lot members fee to \$2500 to the ballot 2nd by Sue Steeber All in favor.

Board Wishes everyone a Merry Christmas and Happy New Year

MOTION WAS MADE BY CHRIS ELVERT TO ADJOURN MEETING 2ND by ANDREA PEWSEY ALL APPROVED