

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD January 6th, 2024 @ 9:00 AM

The Board of Directors meeting was called to order at 9:03 AM by Andrea Pewsey.

Andrea Pewsey 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, Ken Koch, Bryan Osborne, Andrea Pewsey, Bob Slater, Sue Steeber, Karen Summitt, Chris Young.
2. Absent: Chris Elvert, Bob McMahon. Note: Karen Summitt started a trial run Zoom meeting with Chris Elvert, results of trial run to be reported at next meeting.
3. Number of General Members attending: 19.

MEETING MINUTES FROM December 16th, 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** December 16th, 2023, meeting minutes was made by Karen Summitt, 2nd by Sue Steeber, and carried.

TREASURY REPORT

The treasury report for November 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 November 2023 treasury report as presented was made by Andrea Pewsey, 2nd by Mark Aery, and carried.

BUILDING AND MAINTENANCE

Andrea Pewsey discussed recent facilities maintenance updates which were posted on our WV Facebook page and social media to keep the community informed. Andrea, Chris, and Bubba have been overseeing our interim marina caretaker, Mike Carson. He has been grading, clearing debris, weeding (a huge job), tree trimming, grading along the sides of the ramp, pressure washing the curbs, among other things. This coming Monday the marina will be closed due to Baker's Tree Service coming to remove the large trees & stumps that are rotted. This was approved at the last meeting. Member Betty tried sourcing other licensed & insured tree trimmers but there aren't any local companies so we're sticking with Baker.

An upcoming big project will be repairing the concrete stairs to the boat docks. The stairs need concrete and rebar to stabilize them as the dirt has washed away underneath. We will hire a day laborer to dig it out and prepare for stabilization. More information to follow.

Andrea mentioned we have a big problem with people doing burn outs in the marina overflow parking lot and beach parking lot. We try to keep them nice and groomed, then people come through and tear it up doing burn outs or doughnuts. Penalties and fines were discussed. First offense: the person must repair the ruts; Second offense: 30-60 days suspension of privileges; Third offense: permanent suspension of privileges. A member suggested that the offending person should be required to repair the ruts every time if caught. All were in agreement. **Motion to Approve** the penalties for doing burn outs or doughnuts on WVCA property as stated was made by Andrea Pewsey, 2nd by Dee Adcox-Kimberlain, and carried. Andrea will also look at pricing for possible fencing across the rear of the overflow parking lot to deter people from speeding through it.

Member Paul Merz advised that the R/O system in the clubhouse is complete. The water is good, the ice machine is working, and ice is clear. He will be helping to weed the back of the clubhouse and has loaned us his 20' trailer to haul the weeds away.

PUBLICITY AND COMMUNICATION

Dee Adcox-Kimberlain reported there are 789 members on the WV Association Facebook page as of 12/29/23 and it's going great.

RECREATION AND ENTERTAINMENT

Bryan Osborne reported there is a pancake breakfast this Sunday, January 7th. Next Saturday, January 13th, there is a celebration of life for member Dustin Raia, it will be on Whitewing St., starting around 12 PM. There will be food and drinks at several houses. Bryan is planning a Valentines Day cornhole tournament and a March 16th St. Patrick's Day bingo. Thinking about planning a possible car show for May 4th to celebrate Cinco De Mayo. Football playoff game get together planned for January 15th at the clubhouse, hamburgers and hotdogs will be provided.

STRATEGIC PLANNING COMMITTEE

Clubhouse Committee - Karen Summitt is trying a Zoom meeting today with Chris Elvert since he's absent. Karen will update the strategic plan for 2024, any members who want to have input please submit your ideas to the office.

Marina and Beach Committee – Member Bubba Pewsey advised he has a quote of \$2,600 to replace the roofs on the marina bathroom and pump house. Other maintenance items are ongoing as discussed earlier.

LAUNCH RAMP COMMITTEE

Chris Young advised another contractor, Odel, is submitting a bid on the ramp. One of the other bidders, Extreme, needs to find a subcontractor for concrete work.

ARTICLES OF INCORPORATION COMMITTEE

Articles of Incorporation and Bylaws. Andreea Pewsey advised that the updated Bylaws and Articles passed 399 Yes to 137 No with 1 unverified totaling 537. We did not reach the required 85% of all members so we will seek advice from the attorney. We are working on setting a meeting date to discuss the next steps. 177 of the ballot envelopes were not signed and deemed unusable based on this technicality. BOG member Vince thinks we should re-do the vote as it would cost less than going to a judge. Andrea will ask the attorney. Board members called the community personally to follow up and request everyone to please cast their vote. Even if we re-did the vote, we would still not reach the 85% threshold, so we do not see the point in doing that but will ask about it.

OLD BUSINESS

- A. **Caretaker Residence Damage.** Mark Aery advised we are moving forward with repairs to the caretaker residence. There was a snag with the engineer on the "wings", but they're done now, we have all permits, and a change order for approx.. \$1,450 for that. Work will begin this Tuesday / Wednesday. Insurance is covering this cost, and they will reimburse us for the \$1,000 deductible. Mark asked if we need a window in the carport like there used to be before the damage. The community said "No". Andrea advised that there is a lot of extra, brand-new flooring and baseboard (from the prior remodel) in the marina connex we can use for the repair. Mark will be at the residence every day to monitor the construction, which should be done in about 2 weeks.

NEW BUSINESS

- A. **2024 Meeting Schedule.** The board reviewed the 2024 meeting schedule. **Motion to Approve** with no changes was made by Andrea Pewsey, 2nd by Sue Steeber, and carried.
- B. **Office Position.** Andrea advised several interviews were conducted and a candidate was hired; but she failed the background check and was terminated as we felt we could not trust her. We interviewed another candidate this morning and hired her. Community member Paula Hopkins will start training on January 9th and passed the background check. Paula served on the Board of Directors in the past and was Building & Maintenance Co-Chair. She is excited to join the office.

- C. **Club House Rental Fee.** Andrea would like to raise the rental fee from \$50 to \$100 per rental to cover cleaning services after a private event as people don't always make sure it's cleaned up (bathrooms, floors, etc.) **Motion to Approve** made by Andrea Pewsey, 2nd by Bryan Osborne, and carried.
- D. **Baron's Pest/Weed Control.** Andrea reported that Baron's was observed by our interim caretaker parked in the marina for 30 minutes last month with their employee sitting in the truck. They were supposed to be spraying but didn't. Andrea called them and they will credit us back half a month's cost.
- E. **New Beehive in Marina.** Andrea advised we have a new beehive in the marina. A member who has a bee suit will eradicate the hive for \$150. **Motion to Approve** made by Andrea Pewsey, 2nd by Bob Slater, and carried.
- F. **Locks in Marina.** Andrea advised we have a large number of locks around the marina facilities and a large number of keys. She would like to have master keys made to reduce this, she will get pricing and report back.
- G. **Volunteer Appreciation.** Sue Steeber discussed several community members who have gone above and beyond this last year volunteering for many WVCA projects with their expertise and labor. They have saved the club thousands of dollars and have made many improvements. We would like to recognize them for their valuable contributions and countless hours volunteering in the marina, parking lots, beaches, Summer's Point, marina gate, trees, clubhouse, kitchen, pool room, and WVCA events. Member Luis was given new tractor tires in appreciation for all his volunteering in the marina which was approved by the board. In appreciation for members Paul, Bubba, and Lou, the board would like to appreciate them with a Visa gift card. **Motion to Approve** \$500 for Paul, \$500 for Bubba, and \$250 for Lou was made by Sue Steeber, 2nd by Andrea Pewsey, and carried. Bob Slater suggested we could establish a "Volunteer of the Year" plaque and/or committee to recognize and appreciate our volunteers.
- H. **Caretaker Position.** Member Randy asked about the status of hiring a new caretaker. Andrea advised we want the residence repairs completed first as we expect the new caretaker to live there. We are also reviewing the job description and revising duties. Interviews will start soon, and in the meantime, Mike Carson is keeping things maintained.
- I. **Ping Pong Table.** Ken Koch advised the old ping pong table is up for grabs, free to whomever comes to pick it up.

The next regular meeting will be held Saturday, February 3rd, at 9:00 AM.

Meeting Adjourned: 9:45 AM.

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