

**WILLOW VALLEY CLUB ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

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

**MEETING HEALD March 5, 2022 @ 9:00 AM**

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

Bob Slater led the Pledge of Allegiance 10 out of 13 board members present making it a quorum.

1. Present : Eric Villalobos, Randy Stewart, Ed Peters, Mark Aery, Randy Burton, Bob Slater, Michelle Bennett, Andrea Pewsey, Teresa Brown

1. Absent : Rodney Martinez, Dee Adcox-Kimberlin, Marc Bestwick, Corinne McMahon

Number of General Members attending: 57

Letter from Corinne McMahon to be read. explaining the beginning of the ramp and her exit from the project

**MINUTES FROM Feb 2022**

**Motion to Approved** for Feb 2022 minutes by Randy Stewart and 2nd Michelle Bennett 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 Jan 2022 emailed to board

**Motion to approve** Jan 2022 Treasury report by Randy Stewart 2nd by Michelle Bennett all in favor approved by the board.

**BUILDING AND MAINTENANCE**

Ryan Bid from trees trim and haul away eucalyptus \$1500 additionally Trim front of office tree for \$180 Top at 20ft \$440 haul and dump \$60 (Eucalyptus Trim up sides and center per bid)

Ortega Tree Service trim in back of club house \$850 and haul away (BOOM EQUIPMENT NOT BEING USED) \$150 on tree removal out front of the club house

Hound Dog \$300 to remove stump

Baker Handyman quote to trim trees by water tank top 20ft high and haul everything out \$3000 Licensed bonded and insured.

Ortega not using boom equipment, so Michelle recommended not to use them

Michelle Bennett said we should go with licensed and bonded before moving forward. We are liable if they do damage the water storage tanks.

## **Motion to table till we get licensing bond and insurance 2nd by Randy Stewart all in favor**

Maintenance -Ranger having constant problems with it. We have talked about a new vehicle since 2007. Look into getting something new. Randy Stewart can get a Lowe's discount to make it under 10k with his discount. Lowes has a 700 ranger. Mark Avery advised he got the 400 and it wasn't that great he would recommend not. Mark Avery recommend 550 model

If anyone can find one and we will be looking. We prefer new vs used. Table for the next meeting. May possible need to go to vote from the community if over 10k which would be next year

Hazelwood Maintenance quote – Randy to get more information regarding what would be covered. Table for next month to review.

## **PUBLICITY AND COMMUNICATION**

Please see website

## **BOARD OF ENTERTAINMENT**

Pancake Breakfast is Tomorrow 3/6/2022

Review of Budget and will have to Teresa Brown and Dee Adcox-Kimberlin

## **None**

## **Articles of Incorp**

Teresa Brown update Cimarron Lakes

McKellips and Gem are being split up due to the death of Wayne McKellips Jr. So far nothing is in the paperwork from Gem land. McKellips Land Corporation owns 2 more properties 13-14 acers behind the club house and .2 acres Border and king way. Teresa will follow up on this and get a letter from GEM Land. Golf course (has a declaration to stay for 10 years since 2008) and agricultural land could also be sold off, and have 5 parcels they are also selling off. (But that land doesn't have rights to willow valley since Wayne recently passed away. Map inside office to show properties.

Willow Valley Estates 12 that have been paying dues could possibly remain part of willow valley. 12 properties that didn't respond should get a letter stating, "sorry sent in error please disregard". Teresa will review all with real estate attorney to get our options. Get a refund, or you can be an honorary member, or a regular member and part of willow valley. Teresa is working with an attorney and Deb legal documents that can be sent to all being discussed.

Table conversation for articles

## **OLD BUSINESS**

Add Air to follow up with Eric.

Tri State poles on back order and gave authorization to Marc to be added to account will send Mohave electric this week. Michelle to review and make sure power is paid for by Tri State Wifi. Easement needs to be recorded to double check to be followed up with Marc Bestwick and Michelle Bennet.

North County Health Care. Deb spoke with them and word of mouth was growing and they were doing good.

### **Ramp and Marina Project Update From Andrea Pewsey**

We are going after RM Bond with Arizona Registrar we have bids and they will need to be approved for parking lots (and pit to spread dredge material)

unconditional waiver of lien signed from RM Excavation

Tr Orr is installing Rip Rap at the end of the ramp to help the grade. Andrea Pewsey thinks this will get us access to launch and is temporary. Conversations with contractors and Kathy to follow

Questions that lay ahead next Steps for the ramp due to grade with there are supposed to be V grooves. Following up with Army Corp to see if we can extend the permit.

Power pole moved by Mohave Electric as its a hazard. Peninsula will need to be looked into because it's falling into water where it was excavated too far and damaged. Michelle will find out if underground will cost us and see what our options are after we have it temporarily moved.

Will get a cost to fix the hillside

Entrance to the marina could have been dredged farther into the entrance per biologist report

Contract to grade dirt in the pit was signed and completed for \$9500. In the office for review. It was signed by Ralph Roach to get multiple compaction tests completed and move dirt into the pit.

### **Open for Audience comments**

Member: They didn't dredge around the docks and didn't do what they were supposed to do. The board sat there and didn't ask questions. Eric previously said the contractor had it covered. Who was in charge?

Member: The bi for marina project said the ramp was supposed to be demoed and wasn't they laid concrete over the existing ramp. Bryce ok per Eric Randy and Cori. No Change Orders were exchanged. There is one contract with TR ORR and Proposal with RM Excavation.

Member: Lawyer didn't go over marina paperwork yet we are having the lawyer review the tristate wifi contract

Member: Why didn't they do what they were supposed to and who paid them before they were completed. Members said we (as a board) failed.

Eric Villalobos response was but no one else will step up or get in the chairs and take over. Yes - he agree they failed

Member recommendation is to get a contract and whoever paid this person should leave the board. no response from the board. Member stated that Randy Stewart watched them pour over the ramp.

Eric's response: Things that we can't change are in the past. On the edge of the ramp all of our permits expire March 22, 2022. RM Excavation didn't speak with TR ORR about the end of the ramp. Eric confirmed that the member does not do that work. Eric said he thought he was trusting a contractor and we fucked up. Member said you need to go. Eric said we can talk about it all day. No one is saying it is ok.

Michelle spoke up and said we tried to stand and were told to stay in our lane. Member said you had board members speaking up and weren't listening to them. why? Eric said at this time all he can do is admit we (Eric Cori and Randy the project managers) messed up and made mistakes. He admits it will not happen again and we will learn from this.

Members why were the board members who spoke up not listened to? Why was final payment made prior to work being complete.

Eric Villalobos there was a certain project manager. We had that individual person be the direct contract. Yes the other board member brought up the issue and the project manager said it was under control and handled. So we lead with that in hindsight it was an error.

Member asked who was responsible for final payment Eric reply I am not sure.

Michelle said hindsight we should have had someone familiar with construction that could be down there to monitor. That isn't what happened. Michelle said there should have been a lot of things different.

Andrea Pewsey, Mark Aery and Michelle Bennet are now working on this project and trying to help move it forward.

Member Paul stated at the beginning we were told the marina was going to have a coffer dam marina pumped out and dredge happen. He told Randy Stewart who the hell is in charge of turning the pipes out in the marina. Why isn't it being blocked off. He brought it up so many times to Randy Stewart and nothing was done he continued to let it happen.

Randy Stewart responded he reported it to Cori and Eric.

Eric Villalobos' response: looking back we should have had a project manager. Yes mistakes were made and Andrea is moving forward to try to fix it.

Member- Why did the board approve payment? Didn't you say the board approved the payment?

Michelle Bennet answered that the board had no idea the contractors were paid in full so don't group the board as everyone knowing the payments were made. Because that is not true

Andrea Pewsey answered that the whole board had no idea they were paid in full or even paid. During the December job walk we asked were they paid in full and the project manager answered no. It was correct that TR Orr hadn't been paid in full and still isn't (17K approx) but RM Excavation had since the beginning of December.

Member -Did the board vote and approve payment? Michelle Bennett answered No we did not nor were we advised when payment did go out.

Eric Villalobos said TR ORR had a payment schedule. Andrea Pewsey answered I haven't seen it. Debbie Pewsey confirmed there was a payment schedule for TR ORR for the first payment. No payment schedule for RM Excavation.

RM Payments made by Cori as follows November \$60,000 Beginning of December \$55,242.66

Randy explained at the time i was told our permit expired Jan 1. If they would have taken the concrete out there wouldn't be enough time.

Member- When are we going to be able to use the ramp Bob Slater attempts to response. Member asked are you Jake Starr (per FB Name) or Bob Slater. Bob Slater replied I am Bob Slater.

Eric Villalobos, at this time we are waiting for the rip rap. He explains ramp situation. In December Bryce told him i need to get 30 ft into the water by Jan 1st. Bryce from TR ORR said we will pour over the existing and dowel it and all these things so it will be ok. It will be ok. If you demo it we have to go thru all these process again renew the permit and biologist report. Decision to proceed pouring over the existing ramp was made by Eric, Randy and Cori. They were trying to do the ramp so that it would be usable sooner. The problem right now is the drop off at the end of the ramp.

Andrea Pewsey spoke in to say we don't know if its launchable during holiday weekends or when water is low.

Member was there a change order made?

Andrea Pewsey no there was no change order. Eric Villalobos said they never upped their price so there was no change order. But he was not informed that statement was not true.

Andrea Pewsey explained the price increase for the TR ORR bid starting at 2017 \$89k, 2018 109k, and 2020 120k.

Members asked why Andrea Pewsey and Michelle Bennett were in charge. Eric Villalobos explained the previous project manager had to step away due to personal reason and yes moving forward Andrea Pewsey was in charge of this project.

Andrea Pewsey explains going after RM Bond and Arizona Registrar. Explains in detail moving forward what the plan is.

Member stated docks were repaired and wood/bumpers replaced for approximately \$18,000 and was that voted on? RM during dredging damaged the docks and were to fix it. At the same time they were fixing it they also replaced all the wood around the docks per Eric Villalobos and Randy Stewart. Replace all the bumpers (material purchased by WVCA and labor by RM Excavation for 15k) Member asked did we get a vote by the board to do docks for the 19k and or a quote or pricing before hand. Eric Villalobos answered no we did not. Andrea Pewsey then updated when the payment was going out for RM Excavation she asked them not to send it because there were already issues going on with the marina and dredge and was told they were going to send it the work on the docks had been completed and they had to. Even with the dirt still being in the parking lot and not complete. Eric Villalobos and Randy Stewart made the choice to make Teresa counter sign the check so it could be sent to RM.

Two Story Dave Member: Damage is done. Moving forward small list of

Thank you to board for end of summer party

Request trailer signs should need to be removed. Also why is there a carport for the caretaker house. Parking should be where it was supposed to be. White line could be moved for more parking. two trailers deep Andrea Pewsey said boats are a lot bigger. Eric Villalobos asked can you measure it off and see if its possible?" The peninsula is also a big issue that definitely needs to be addressed. Maybe a sign park closer together.

Members recommend Kathy a civil engineer that lives in the community. She is willing to help. Andrea Pewsey will get Kathy's contact information and reach out to her.

New rules will be going into place with rules from the Arizona Registrar with policy and procedures. How contracts will be moving forward.

**Motion** by to regrade the parking lot for Hound Dog Excavation for \$7000 and Extreme Development (Water Truck) \$1200. Contract license and bond is all confirmed 2nd by Teresa all in favor. Motion approved

Question about the pit to be filled where the parking lot Andrea Pewsey answered yes she is working with the developer to get it filled and compacted for trucks to park on it.

Contract was not followed by the developer was not followed and breached the contract by not letting us park on the dirt pads.

## **NEW BUSINESS**

Member question how we are financially. Teresa advised we have about 500k in the bank. Eric explained the financial statement is for review by any member.

Election reports from board approval

Sue Lutz-Steeber District 2

Randy Burton District 4

Bob McMahon Director of Large

Bob Slater Director of Large

Due's increase to \$100 by members from election.

Board who is recommended for chair and co-chair to nominate to take over. Randy Stewart and Eric Villalobos will be moving over to director at large.

Current One Time Assessment is \$1k and should be increased to \$5K and the bi laws would have to be revised to decide the amount. Per Karen Summitt we should revise.

Website upgrade Mohave IT what is possible and what is not. Update online payment and website membership. Membership items could go on this website. Public and Private pages. Log in with username and pw. rental of docks. The monthly fee will let us know. 8k to set up a website. He can come in and do a presentation. He did submit website for members to review

Retention Basin is bigger than the size was in the drawing. (update to come once meeting with developer happens.)

Motion to transfer \$48,892.29 from building to reserve fund to cover the caretaker home renovations (qualifies for improvement per Teresa Brown) 2nd by Michelle all approved.

**MOTION WAS MADE BY RANDY TO ADJOURN MEETING 2<sup>ND</sup> by ERIC ALL APPROVED**