

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD May 1, 2021 @ 9 AM

The Board of Directors meeting was called to order at 9:10 am by Randy Stewart

Eric led the Pledge of Allegiance 11 out of 13 board members present making it a quorum.

1. Present : Eric Villalobos, Randy Stewart, Andrea Pewsey, Dee Adcox-Kimberlin, Michelle Bennett, Mark Aery, Marc Bestwick, Randy Burton, Bob Slater, Teresa Brown, Ed Peters

1. Absent : Corinne McMahon, Rodney Martinez

Number of General Members attending: 32

MINUTES FROM February 06, 2021

Motion to Approved for Feb 06, 2021 minutes by Michelle and Dee 2nd 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 March emailed to the Board

Question about bank credit from double transfer dee explained

Motion to approve by Randy Second by Mark Aery January 2021 treasury report by all in favor approved by the board.

BUILDING AND MAINTENANCE

Hiring Mike for security

Swim buoy to be replaced Motion to by 11 @ \$54 by Teresa second by Michelle ALL Approved

Flag Pole Lights to be completed hopefully on a timer within the next week.

Jet Ski Ramp and Back parking light to be repaired.

Speed bumps on PBR concrete price each speed bump to cost \$1000 each with footing. low profile so no golf carts get stuck.

Teresa motion to add two for now 2nd by Michelle all in favor

Eric wanted to donate a tractor to Luis for all his hard work. Motion by Randy 2nd by Michelle All in favor

GRADING OF CATCH BASIN FOR DEVELOPMENT / MARINA UPDATE

Marina Dredge Marina work to begin October 2021

Marc Motion to allow \$2k for lawyer to review our contract second by Michelle All in Favor

PUBLICITY AND COMMUNICATION

Please see WillowValleyClubAssociation.com website

BOARD OF ENTERTAINMENT

Framing of the flag should be ready any time and will be up soon.

Beginning of summer party weekend of the 22nd of May

First Annual Fourth of July Breakfast

CARETAKER HOUSE UPDATE

Windows have arrived and will be installed. Mike to fully move in.

Look into slats for fencing.

BOARD OF GOVERNORS

None

Articles of Incorp

Bob introduced himself and asked for questions.

Annual meeting leaving in April or changing to March. Leaving it as the first weekend in April unless it's Easter we will change to the 2nd weekend.

Might be a problem with the district and who votes for their area. Looking into just having 5 people for the districts.

Update to only one vote per household.

Update districts and lines of the section to new articles, to work on voting for all areas to make it fair.

You can only use certain income to support yourself. Narrow down to pay what we need to.

Members owning multiple properties discuss one vote or multiple owners. Should everyone pay one assessment per lot or per member. Keeping it the same.

Mckellips Land Corp. and his family within the four sections do we remove him or change for future development. Do we want to keep it the same? See to stop any future from lawyer.

Cimarron Lakes already grandfathered. Undeveloped to stop in the future acres. 145 coming already existing

Motion \$5k to get her started second by Randy.

OLD BUSINESS

TRI STATE WIFI Marcus Bestwick to Chair looking into options Meeting with George Update

Contract to be reviewed by a lawyer it seems to be one sided contract. Asked us to have an attorney review it. Liability insurance on the contract. Tri State Wifi contract he can back out if he wants but WVCA couldn't, so a lawyer needs to revise. 10x10 section. One Key Access. Randy wants to see if Tri State can buy and maintain cameras.

Wifi to trailer, gate system, and cameras around the marina

NEW BUSINESS

Marina Dredge and Hole. Cori had a conversation with Wayne. Both properties are red tagged from the county. Nothing can be done until permits are obtained and red tags are lifted. It is being worked on overflow parking, water levels. We

are trying to address the issue of the water table. Mark Scott and Eric to discuss and have a meeting. Eric to update the meeting info at the June Meeting. Wayne to contact owner and ask what is going on.

Review of dredge and why whole was allowed. previous mins.

Review of previous con -APN 225-23-030 dredge

future development 225-23-030

Water slide birthday Waiting for Insurance to get back to us.

July 4th meeting to move to second weekend in July. Motion by Eric 2nd by Randy All Approved.

Realtor didn't tell the homeowner it wasn't a part of the WVCA. They wanted Marina Access as honorary member - This was not approved.

Rental review and members talked to and addressed updates to the community.

Associate member influx of rental agreements. Associate member of immediate family member are still being allowed.

People handwriting notes for rental agreements with no terms. This issue has come up and tenant Associates are suspended temporality at this time. Application and Renter notarized with proper paperwork. We want to enforce all the rules going forward.

New rules for tenants to be written up for June meeting to be approved.

We are working trying to communicate better and get the word out.

Office staff have the right to now call the police if there is a verbal argument or disrespect from anyone who comes into the office.

If the card is de-laminating you can exchange at no cost if it's damaged.

If there is a problem please come to the board with any issue Willow Valley Trailerhood is not part of our association.

Honor system if you do park in a vacant slip if it's vacant.

No guest launch unless you pay with the office.

Lori is working to get the county to maintain the dust better. Working with the EPA and mitigating the dust. Owner asked people to please drive on the road and not dirt. Mitigate the dust.

MOTION WAS MADE BY RANDY TO ADJOURN MEETING 2ND by MICHELLE ALL APPROVED