

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD May 7th, 2022 @ 9:00 AM

The Board of Directors meeting was called to order at 9:01 AM by Andrea Pewsey.

Mark Aery led the Pledge of Allegiance. 10 out of 13 board members were present making it a quorum.

Present: Dee Adcox-Kimberlin, Mark Aery, Michelle Bennett, Randy Burton, Bob McMahon, Ed Peters, Andrea Pewsey, Bob Slater, Sue Steeber, Randy Stewart.

1. Absent: Mark Bestwick, Teresa Brown, Eric Villalobos.

2. Number of General Members attending: 18

MEETING MINUTES FROM APRIL 16, 2022

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** April 2022 minutes as presented was made by Randy Stewart, 2nd by Michelle Bennett, and carried.

TREASURY REPORT

The Treasury Report for April 2022 will be presented at the next meeting.

BUILDING AND MAINTENANCE

The clubhouse tree trimming around the water tank and stump removal project is complete.

Marina Caretaker obtained a quote to clear and grade the swim beach upper parking lot area to create more parking. The grading estimate was approximately \$15K, plus several thousand more for railroad ties in the center area to create 4 rows of parking (estimated 50 additional parking spots). This would require a membership vote as the cost is over the \$10K spending limit. Item tabled.

A member suggested raising the spending limit; the Board has discussed this previously due to the cost of materials and services drastically rising over the past few years. Raising the spending limit would require a change to the Bylaws; Bob McMahon will research the language and the Board will revisit this item.

Additional security for the busy upcoming holiday weekends was discussed. **Motion to Approve** additional security, as needed, starting May 20th through the October Trunk & Treat event was made by Michelle Bennett, 2nd by Randy Stewart, and carried.

PUBLICITY AND COMMUNICATION

Two proposals for the new WVCA Facebook page were presented by Dee Adcox-Kimberlin. There is no cost associated with having a member's only Facebook page and it will be controlled by the office staff. The page has been in a testing phase since the April meeting, and has about 168 members so far. This private, members only page is intended for club news/announcements, events, club events picture sharing, or requests for work or vendors in the area. Disrespectful posts or foul language will not be shared. **Motion to Approve** Proposal #2 was made by Andrea Pewsey, 2nd by Michelle Bennett, and carried.

RECREATION AND ENTERTAINMENT

Summer Kick Off Beach Party Saturday 05/21/22

Clubhouse Memorial Day Breakfast Saturday 05/28/22, 8:00 - 11:00 AM.

Clubhouse Independence Day Breakfast Saturday 07/02/22, 8:00 – 11:00 AM.

There will be raffles at both breakfasts. Menu will be biscuits & gravy, bacon, fruit & muffin bar, Bloody Mary's and Mimosas, and possibly a tater tot bar. More details will be shared via Facebook soon.

ARTICLES OF INCORPORATION COMMITTEE

New Lots in Cimarron Lakes was tabled to the next meeting.

Willow Valley Estates #12 was tabled to the next meeting.

Articles of Incorporation and Bylaws final drafts, which have been updated, were sent to the Board for review by Bob McMahon. The spending limit was kept at \$10K per project. Discussion was held about raising the limit to \$20K, there being a distinction between new projects versus repairs and higher overall costs. It was suggested that there be an increase to \$20K each for both. This change to the Bylaws would need a membership vote, to be determined at a future date. **Motion to Approve** sending the final drafts of the Articles of Incorporation and Bylaws to our attorney for final review was made by Randy Stewart, 2nd by Michelle Bennett, and carried.

OLD BUSINESS

A. Ramp and Marina Project Update. Andrea Pewsey met with the Arizona Registrar and RM Excavating to discuss the issue of the collapsing peninsula. RM Excavating agrees/admits that they dug too deep and too close to the peninsula. Remedies to this issue are being discussed and repairs to the peninsula are planned for October.

Andrea also met with TR ORR and Redmond Construction concerning the launch ramp. They have agreed to redo the V-grooves correctly by saw cutting the concrete. Also, they will repair the bottom 30 ft. of the ramp by placing a coffer damn around the bottom, draining the water, and re-pouring that section. This is also planned for October.

A member discussed that the curbing along the west side of the ramp is causing a large buildup of sand and making that side unusable. He suggested removing the curbing. Andrea will look into that.

The overflow parking area on King St. is being addressed. The developer has stated he replaced all the dirt he removed and will not be adding anything further. Andrea is working with the contractor to obtain an "as built" permit and their engineer will visit the County this week to seek this permit. This will allow for us to soften the edges of the pit and grade the area, installing a drainage canal along the side. This is not per the original plan or permit; there were errors on both sides of this project, but it will be usable and AG will be spread on the top of the dirt.

B. Associate Member Requirements. Andrea Pewsey discussed the past birth certificate requirement policy for associate members to prove their identity and direct relationship to their regular member. Some Board members would like to return this policy requirement as either/or a birth certificate or driver's license must be presented in order to stop unqualified associate members having privileges. The requirement was voted on and declined by the Board at the last meeting. Bob McMahon has revised the policy language, keeping the birth certificate and/or driver's license requirement, while also allowing the regular member to personally appear with their associate member and sign an attestation form stating their family relationship. There are serious penalties if the regular member falsifies or commits deceit on the attestation form, up to and including loss of privileges.

Bob McMahon mentioned that our attorney didn't specify that we had to require a birth certificate or driver's license per law, we just need proof of the member's relationship. **Motion to Approve** returning to the birth certificate policy requirement was made by Andrea Pewsey, 2nd by Michelle Bennett. 3 in favor, 7 opposed. Motion unapproved.

Motion to Approve the policy re-write to include the either/or a birth certificate or driver's license verbiage, or personally appear and sign the attestation form, was made by Randy Stewart, 2nd by Bob Slater. 7 in favor, 3 opposed. Motion carried.

C. Mr. Vrbas, Trash dumped at Marina. Mr. Vrbas was present at the meeting. He apologized to the Association and took full responsibility for his guest who dumped trash and used motor oil in the marina in March. His gate card was shut off in March as a result. The Board issued a 30-day suspension and \$25 fine. Since his card has been suspended for over 30 days already, he has been reinstated with time served.

- D. **Tri-State WIFI Projected Timeline.** Michelle Bennett reported on behalf of Mark Bestwick that he is checking on what size easement is needed alongside the conduit to their pole, which is planned to be installed at the top corner of the trailer parking lot in the highest area.
- E. **North County Health Care.** They are coming to the WVCA Clubhouse parking lot on the 4th Thursday of each month and it has been going very well. Flyers and information are available at the clubhouse.

NEW BUSINESS

- A. **WVCA Association Check Signers.** Former Board member Corinne McMahon needs to be replaced as one of the 4 check signers. **Motion to Approve** Sue Steeber as a replacement was made by Michelle Bennett, 2nd by Randy Stewart, and carried.
- B. **WVCA Swag.** At the last meeting, several members suggested that WVCA have its own logo'd merchandise such as T-shirts, tank tops, hats, coozies, stickers, or cups. Andrea Pewsey and Michelle Bennett are working on design concepts and will report back. These club items will be close to cost so as not to interfere with the club's non-profit designation.
- C. **Clubhouse Library.** Debra Pewsey advised that there has been some discussion about closing the clubhouse library. She believes the library is doing well, more room has been made for current inventory as well as new donations.
- D. **New Flat Top Grill for Clubhouse Kitchen.** Quotes were obtained to replace the flat top grill which is planned for purchase soon. Also, the Board would like to consider a kitchen remodel to bring our outdated fixtures up to code. A committee of 3 - 4 Board members, including the breakfast crew, should be formed to manage this future project.
- E. **Summer's Point Relocation/Rebuild.** Andrea Pewsey reported that the monument at Summer's Point north of our swim beach on tribal land was vandalized and destroyed. There has been talk about moving it inside the marina. It was proposed that the Association help cover the cost of construction and new plaques (there are approximately 82 at \$9 each). Andrea advised that SLS Construction would volunteer to help with construction. **Motion to Approve** up to \$1,500.00 for this project was made by Andrea Pewsey, 2nd by Michelle Bennett, and carried.
- F. **Vacant Land Behind The Clubhouse.** Developer Ralph Roach has purchased some land behind the clubhouse and intends to build 4 new homes along Dike Rd. Andrea Pewsey made a motion for WVCA to have a land survey completed to identify the property boundaries. Item tabled pending quote from land surveyor.
- G. **Marina Entrance Gate.** The gate needs new batteries before summer starts. **Motion to Approve** new gate batteries was made by Andrea Pewsey, 2nd by Mark Aery, and carried.

Meeting Adjourned: 10:13 AM.