

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD June 4th, 2022 @ 9:00 AM

The Board of Directors meeting was called to order at 9:00 AM by Andrea Pewsey.

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

1. Present: Dee Adcox-Kimberlin, Mark Aery, Michelle Bennett, Marc Bestwick, Teresa Brown, Randy Burton, Andrea Pewsey, Bob Slater, Sue Steeber, Randy Stewart.
2. Absent: Bob McMahon, Ed Peters, Eric Villalobos.
3. Number of General Members attending: 21

MEETING MINUTES FROM MAY 7th, 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** May 2022 minutes as presented was made by Dee Adcox-Kimberlin, 2nd by Randy Stewart, and carried.

TREASURY REPORT

The Treasury Report for April 2022 was sent to the Board prior to the meeting. Copies were provided to members at the meeting and reviewed. **Motion to Approve** April 2022 treasury report as presented was made by Randy Stewart, 2nd by Michelle Stevens, and carried.

Teresa Brown discussed opening a new savings account for the building fund, a Marcus.com (Goldman Sachs) account which would earn a higher interest rate of approximately .85% as opposed to the current rate of .002% at Chase Bank. The Marcus.com account is federally insured (FDIC) up to \$250K and is a simple savings account with no fees. She will also look into the rates at Arrowhead Credit Union as the Club should be earning higher interest rates on its savings. She will report back to the Board. Teresa continued that Dee Adcox-Kimberlin is currently the only person with access to all the bank accounts and there should be a back-up person. **Motion to Approve** Sue Steeber as the back-up person for bank account access was made by Bob Slater, 2nd by Randy Stewart, and carried. Also Mark Aery will be added as an additional check signer.

BUILDING AND MAINTENANCE

Randy Burton advised that the AC unit in the guard shack went out. The Board was advised and a new unit was purchased from Ace Hardware and will be installed ASAP. Marina security over the Memorial Day holiday weekend went well, there were volunteers and extra security manning the gates. No major issues with the ramp were reported. Hazelwood came out recently for a gate service call and recommended replacing the timing belt and pulley for the exit gate before it breaks, cost quoted was \$275.00. **Motion to Approve** replacing the timing belt and pulley for the exit gate was made by Andrea Pewsey, 2nd by Michelle Stevens, and carried.

The Ranger SxS for the Marina broke down again and needs to be replaced. The Club has spent thousands of dollars over the past few years fixing the same problems with this vehicle. A member has a 2016 Teryx for sale, asking \$9,600K, (KBB range is \$11K to \$8,500K) and it has been checked out by several Board members. It has a larger engine and a large cargo payload. It can also tow a trailer and has a metal basket. The seller clarified the engine hours are 84.9. **Motion to Approve** the purchase of the 2016 Teryx for the Marina was made by Bob Slater, 2nd by Sue Steeber, and carried.

PUBLICITY AND COMMUNICATION

Dee Adcox-Kimberlin reported that the new WVCA Facebook page is doing well and the WVCA website is updated. Mary in the office was in a very serious car accident, she will recover but has a long road to recovery. We are shorthanded in the office. The office will be open July 1-2, then closed July 3-8th for the holiday. Reopen July 12th. Boat slips in the marina are already rented and some guest launch passes issued. This information will be posted

on our Facebook page, on our website, and in the office. Members are advised to plan ahead for the July 4th holiday weekend if office services are needed.

RECREATION AND ENTERTAINMENT

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

There will be a raffle. They are adding eggs this time. Bloody Marys and Mimosas are also on the menu. More details will be shared via Facebook soon.

Michelle Stevens discussed the Girls Weekend and Summer Kick Off Party, both were a huge success and well attended. Also the Memorial Day Breakfast served 177 plates and was a great success. The First Annual WVCA Corn hole Tournament is today at 3 pm at the Marina, a sign-up sheet is available at the clubhouse, \$10 buy in. Hot dogs and chips will be served.

Michelle and Andrea have been working on design concepts for our WVCA swag; T-shirts, tanks, cozies. Also determining what pricing might be. They will advise.

ARTICLES OF INCORPORATION COMMITTEE

New Lots in Cimarron Lakes: Teresa Brown is still working with the attorney and has sent a lot of information to him; waiting for a response. She recommends we might want to let the sleeping dog lie and address this issue of new developments having marina privileges when and/or if the land is developed. The golf course at King St. and Hwy 95 sold. There is an affidavit attached to the sale of that land that stipulates it must remain a golf course for 10 years; 2 of those years have already passed. It can be developed after that. We can try to find out what their plans for development are and need to keep that on our radar. Michelle is working on getting the land survey for the property lines behind the clubhouse and will report back

Willow Valley Estates #12: Teresa Brown provided a handout update on each property in Section 12 (29 properties total). Those properties that do not qualify for membership need no action taken. 4 properties have written permission from the Board at some point and time allowing membership and will remain in the Club. 12 properties were sent a dues statement and paid although they do not qualify. The recommendation for these 12 is to send a letter of Membership Transfer and Approval form to the homeowner which must be filed with the County within 60 days or their membership will become Honorary and not follow their property deed. Teresa will work with Debra Pewsey in the office and inform these homeowners as recommended.

Articles of Incorporation and Bylaws final drafts: Tabled to the next meeting. The Board would like to receive a status update, timeline and cost summary of expenditures to date as well as a projected cost to finish the project. Andrea Pewsey will email Bob McMahon to request this information. She will also request that the Board be copied on all correspondence with the attorney going forward.

OLD BUSINESS

- A. Ramp and Marina Project Update.** Andrea Pewsey advised that the AZ Registrar found no fault with the dredging done by RM Excavating. She is considering what other options we may have to remedy the peninsula situation. She is working with civil engineer Kathy R. and a geotechnical engineer to explore a possible geo-grid system to contain and fortify the peninsula.
The Board received a letter from Ralph Roach concerning the overflow parking lot on King St. which was read in the meeting. He is agreeing to finish the elevation at the current 2% slope with drainage towards the rear of the lot, and complete the surface with the required base finish. ARQ Engineering with submit an "As-Built" plan to the County for this work because the original permit does not show a 2% slope.
TR ORR is to schedule a meeting in the next few weeks to discuss proper repair of the launch ramp, planned for November. So far no major issues have been reported. Several Board members have volunteered and filled in the pits at the bottom of the ramp with large riprap as a temporary fix.
- B. Tri-State WIFI Projected Timeline.** Marc Bestwick reported that he is working with the County to obtain permits for the installation of the pole / tower. Pending.
- C. Willow Valley Club Swag.** Michelle Stevens and Andrea Pewsey are working on design concepts for T-Shirts, tanks, cozies, and potential pricing for the items (as discussed above).
- D. Kitchen Remodel.** Michelle Stevens and Andrea Pewsey have not yet started on this but will start soon.

- E. **Summer's Point Relocation.** No update. Justin (Bubba) Pewsey is the committee chairman.
- F. **Land Survey for rear of clubhouse.** Michelle Stevens is waiting for quotes and will advise (as discussed above).

NEW BUSINESS

- A. **Clubhouse Storage Refrigerator.** Andrea Pewsey advised it has been replaced at a cost of \$934.00.
- B. **Incident Reports.** Andrea Pewsey discussed multiple violations of marina rules which occurred over the Memorial Day weekend. Two boats anchored in the marina after 10:00 pm, one of which had a vehicle sticker illegally stuck on it, for 2 nights. The Marina Caretaker asked them to remove the boats and they did not. They also had unleashed dogs on the marina beach. Jamie and Sandy Norman have been sent a letter from the Club imposing a fine of \$225.00 and 30 day gate card suspension for these violations.
- C. **Gate Access for Club Beach.** Randy Stewart advised that a few members have asked about possible electronic gate card access to the Club Beach. At this time there is no electricity to that gate and this would need to be investigated. Item tabled. Also he has been asked about "nicer" outhouses for the beach. Discussion resulted in no great need for this.

Andrea Pewsey took a moment to thank all the volunteers who helped with security in the marina, ramp, and beach over the Memorial Day weekend. The new AC unit for the guard shack will be installed later today. They are also working with member Paul Merz to drywall the inside of the shack with donated materials and labor.

Member Valerie Morin of the Breakfast Crew presented profits to the Club were \$2,451.00 for the 6 months of community breakfasts during 2021-2022.

The next meeting will be held Saturday, July 9, 2022.

Meeting Adjourned: 10:00 AM.