

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD July 9th, 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, Teresa Brown, Randy Burton, Andrea Pewsey, Bob Slater, Bob McMahon, Eric Villalobos, Randy Stewart.
2. Absent: Marc Bestwick, Sue Steeber, Ed Peters.
3. Number of General Members attending: 28

MEETING MINUTES FROM JUNE 4th, 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** June 2022 minutes as presented was made by Randy Stewart, 2nd by Michelle Stevens, and carried.

TREASURY REPORT

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

BUILDING AND MAINTENANCE

Received three quotes to relace the air conditioning in the Marina Mobile. Add-air \$6400, Ambient Edge \$8431 and River Valley Air \$9500. **Motion to Approve** Add-air quote of \$6400 was made by Teresa Brown, 2nd by Michelle Stevens, and carried.

Security Gate and Fence Insurance Claim – Andrea gave some background to the date of the accident. Andrea handled the insurance claim as that is what she does for living. She invoiced our insurance through her company which included the mark up of \$2700. There was discussion back & forth if a board member could profit from working an emergency situation. Teresa Brown made a motion to pay Andrea's company \$2700, 2nd by Dee Adcox and carried. Going forward this must be approved by the board prior to executing.

Gate Maintenance – Hazelwood serviced the gate, they needed to order a pully cost is 275.39. **Motion to Approve** Andrea made a motion to approve the \$275.39, 2nd by Randy Stewart, and carried.

Guard Shack – Paul Merz had volunteered to finish the inside of the guard shack to make it bearable during 120-degree heat. Paul presented a material list of \$241.14. Andrea made a motion to approve the purchase of the listed material, 2nd by Eric Villalobos, and carried. There was additional conversation regarding getting some volunteers to help

Independence Day Recap – The beach averaged about 260 people with no real problems. Mike brought up lighting in the marina. Andrea Pewsey & Michelle Stevens are working on getting lighting quotes and layouts.

Thank you to all the volunteers that helped in the marina and at the gate 4th of July weekend.

Parking at the beach – Members wanted to know why we can't grade out the soft part for more parking. The board explained they have bids to do that and because of the price it has to go out to vote on the next ballot.

Cameras & Security – Clubhouse and Marina Ring Cameras are \$758.00, bid from John Labriola is \$2300 includes 3 in door cameras and 1 outdoor camera plus 8 channel POE, installation, and wiring. Hazelwood bid was to add keycard access for the front door \$5843 and Intercom access to front door 4,229 Table for future discussion.

Motion to Approve John Labriola's quote of \$2300 was made by Michelle Stevens, 2nd by Andrea Pewsey, and carried.

BOARD OF GVERNORS

Teresa announced that she will be moving out of the area and her house here is up for sale. She will remain on the BOD until the time of sale at which time Vince Nelson from the Board of Governors will take her place as the BOG Liaison to BOD.

PUBLICITY AND COMMUNICATION

Dee Adcox-Kimberlin reported that the new WVCA Facebook page is doing well with 357 as of 06/29/22 and the WVCA website is updated.

RECREATION AND ENTERTAINMENT

Clubhouse Independence Day Breakfast Was great. 165 breakfast \$790.00 Not as many as Memorial Day. Rock N Roll Bingo will be held tonight with special bingo caller. It should be a lot of fun.

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.

Willow Valley Estates 12: Section 12 has 29 properties total. Teresa will work with Debra Pewsey in the office and inform these homeowners as recommended by attorney.

Articles of Incorporation and Bylaws final drafts: Bob McMahon got the Bylaws & Articles back from attorney and will forward them to BOD for review with a timeline. Members want this to get done, they would also like to see set up of line voting, zoom meeting, and ability to pay your dues on line. The board will look into each of these items.

OLD BUSINESS

Ramp and Marina Project Update. TR Orr and Redmond meeting at the ramp wasn't easy. There is no way to put V groves in as they should be and the ramp needs to be demolished and repoured due to the slope that it is at currently. TR Orr is stating we agreed to the pour over the existing ramp so they aren't responsible. Andrea stated she wasn't included in making that decision as most the board wasn't, so she couldn't speak to that. It's not a good outcome and it will need to go out to vote as it will be more than 10K to replace it. She is waiting for a proposal by July 19, 2022. Several Board members have volunteered and filled in the pits at the bottom of the ramp with large riprap as a temporary fix.

A property owner presented a handwritten bill for \$800.00 where one of his boat trailer bunks and fender was damaged by the fall off of the ramp. He was asking that the board approve payment to him. Signs were posted SLIPPERY WHEN WET – LAUNCH AT YOUR RISK. After discussion back and forth from board members and other homeowners, Eric made a motion to vote on if the board agrees to pay this \$800.00. All in favor of paying -1 Opposed to paying 9. Motion carried not to pay the \$800.00 invoice.

Ralph Roach supplying the as builds of the borrow pit (Overflow parking). Andrea recommends we spent \$10,000.00 to get it up to grade. Michele has a civil engineer to review the as builds once we receive them. Tabled until we get the as builds.

Tri-State WIFI Projected Timeline. Marc Bestwick was absent but it was reported that he is working with the County to obtain permits for the installation of the pole / tower. Michelle Stevens explained that Tri-State will be placing a pole in our marina and will be installing our cameras and free wifi to the marina and possibly the clubhouse. Pending.

Willow Valley Club Swag. Michelle Stevens and Andrea Pewsey are still working on design concepts for T-Shirts, tanks, coozies, and potential pricing for the items (as discussed above).

Kitchen Remodel. Michelle Stevens and Andrea Pewsey have not yet started on this but will start soon. On hold pending resolution of ramp is complete.

Summer's Point Relocation. Justin (Bubba) Pewsey is the committee chairman. Justin & Dave Potochan are planning the and a schedule is being developed.

Land Survey for rear of clubhouse. Michelle Stevens is waiting for quotes and will advise (as discussed above).

NEW BUSINESS

- A. Incident Reports.** Jamie or Sandy Norman did not appear at this meeting. Letter to their attorney stated our fines stand as issued. This was a recap of the June 4th, 2022, meeting minutes: 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.
- B. There was more discussion from the homeowner that wanted reimbursed \$800** He stated he thought the board's decision not to reimburse him was unfair. A homeowner in the audience stated everyone has been reading about the ramp issues for months. He has been launching boats for thirty years and whatever ramp he is launching on is at his own risk. He goes slow, watches his mirrors, if the trailer starts to fall you stop. He has bent fenders and broke bunks, but never once did he think it was someone else's responsibility to pay to fix his property. He is sorry this happened, but at the same time its common sense.

Andrea Pewsey Adjourned: 10:53 AM.