

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD September 10th, 2022 @ 9:00 AM

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

Randy Stewart led the Pledge of Allegiance. 9 out of 12 board members were present making it a quorum.

1. Present: Dee Adcox-Kimberlin, Mark Aery, Marc Bestwick, Randy Burton, Bob McMahon, Bob Slater, Sue Steeber, Michelle Stevens, Randy Stewart.
2. Absent: Ed Peters, Andrea Pewsey, Eric Villalobos.
3. Number of General Members attending: 27

MEETING MINUTES FROM August 6th, 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** August 2022 minutes as presented was made by Dee Adcox-Kimberlin, 2nd by Michelle Stevens, and carried.

TREASURY REPORT

The Treasury Report for July 2022 was sent to the Board prior to the meeting. Copies were provided to members at the meeting for reviewed and are also available at the office. **Motion to Approve** July 2022 treasury report as presented was made by Dee Adcox-Kimberlin, 2nd by Randy Stewart, and carried.

BUILDING AND MAINTENANCE

Randy Burton advised the marina lawnmower was broken and it has been repaired. Caretaker Mike added that the recent storm made a mess in the marina but he's got it cleaned up. Mike mentioned we will need some tree trimming in the marina this winter and will get quotes. The security exit gate ground sensor is working, but to repair it properly we should pour roughly 20' of concrete and lay new sensor wire down. The entry gate is working fine.

Two companies attended the meeting to present their plans for fixing the Clubhouse A/C (in the pool room and banquet room). First, Justin and Breezy from Breezy Air discussed their proposal for 2 new units, splits, ductwork, upsized returns, and included a separate quote for the kitchen. Breezy Air includes a 10 year parts and labor warranty. The units are AC Pro brand. Second, Bill from Add Air discussed installing 2 new systems, and fixing the leakage in the ducts. Bill will donate one of the units at no charge to WVCA in appreciation for all business he receives from Willow Valley. These are Amana brand units. Our current A/C units are over 10 years old. Bill will include a 2 / 5 year parts and labor warranty. There was discussion about how to loop in the kitchen area, perhaps an Evap cooler could be installed. Add Air does not recommend an Evap system as our roof is old and all the water on the roof from an Evap system would be a mess, causing potential damage.

Both companies are willing to work together on this project. The Board discussed using both companies, while keeping a distinction of which company is responsible for which part of the job they do. **Motion to Approve** acceptance of Add Air's offer to donate a new Amana unit for the pool room was made by Bob Slater, 2nd by Mark Aery, and carried. Both companies will re-quote their bids for the rest of the work and resubmit to Andrea Pewsey. We will keep the projects under the \$10k spending threshold. The pool room A/C will be fixed in a few days.

The security cameras in the Clubhouse are installed and complete. Videos are stored in the Cloud and we believe are held for 30 days and are then re-recorded.

PUBLICITY AND COMMUNICATION

Dee Adcox-Kimberlin reported that the new WVCA Facebook page is doing well with 504 members as of August 29th. Dee reported the office has looked into our current software, Tenant File, to see if online payments are

possible through the website. Yes, online payments are possible for a cost to WVCA of \$15.00 per month, and a cost of \$2.95 convenience fee to our members. **Motion to Approve** adding online payments to our office software was made by Michelle Stevens, 2nd by Sue Steeber, and carried.

RECREATION AND ENTERTAINMENT

Michelle Stevens advised the Musical Chairs Bingo held in August had a great turnout and was a blast. They will do another one. The pancake breakfast is returning Sunday, October 2nd, 8am-11am, \$5.00 at the door and adult beverages will be available for a donation. Michelle is planning a raffle for the breakfast. Upcoming events planned for the Fall include the 3rd Annual Trunk or Treat (Oct 29), the Annual Christmas Parade (Thanksgiving weekend), and a corn hole tournament (Oct 1). The End of Summer Party hosted by Dave and Linda Bertino is Sept 24th at our club beach. WVCA was asked to remove the FB post party announcement from the WVCA page out of concern that this private party is for our community members only.

ARTICLES OF INCORPORATION COMMITTEE

New Lots in Cimarron Lakes: No update. Michelle Stevens will ask Teresa Brown where she left off with this and provide an update at the next meeting.

Willow Valley Estates #12: Complete.

Articles of Incorporation and Bylaws final drafts: Bob McMahon advised that the documents are ready to send out to the membership to vote. The Articles and Bylaws will combine the Board of Governors and the Board of Directors, increase the project spending limit from the current \$10k to \$20k, along with a discretionary annual 10% increase to the limit allowing for price and materials increases. It will also create an Oversight Committee which will include Board and Community members for the oversight of WVCA. This vote will require member's signatures on the ballot and is planned for mailing in March, 2023.

OLD BUSINESS

- A. Ramp and Marina Project Update.** Mark Aery advised that Andrea Pewsey is working on this. The Board has received a huge quote from the contractor for the ramp repair and is not accepting it. The concrete overlay that is failing was done at the contractor's advice, they told us our permits were running out when they weren't, and decisions were made without the entire Board's consent or knowledge. The contractor is playing games with us. We are trying to get this fixed but we will not pay for everything as if it's a new project and shouldn't have to pay for their mistakes. Currently Andrea is trying to confirm a meeting with Randy Cook, the owner of TR ORR to discuss resolution. Also, Andrea and Michelle have looked into other possible contractors to fix the ramp but so far no one is interested. **Motion to Table** discussion for further information was made by Michelle Stevens, 2nd by Mark Aery, and carried.
- B. Tri-State WIFI Projected Timeline.** Marc Bestwick advised that George from TSWF will be present after today's meeting to discuss next steps. We need an electrician to run power to the pole and an easement for TSWF's access. We can run power to the new pole from an existing pole.
- C. Willow Valley Club Swag.** On hold.
- D. Summer's Point Relocation.** No update.
- E. Land Survey for rear of clubhouse.** No update.

NEW BUSINESS

- A. Smoking Marijuana on the Beach.** Randy Stewart advised that several members are complaining about marijuana smoking on the club beach, especially when children are present. Some other members are offended by the smell. Randy has researched the legality and stated smoking marijuana is only legal in your own home and not in public areas. Randy has also spoken with MSCO who advised it is not legal to smoke marijuana in public. Randy proposed to ask members who smoke marijuana to please take it off the beach and

up to the parking lot with discretion for the consideration of children and others. He asked that people do not smoke marijuana on the beach or in the water. A lengthy discussion took place about how to handle making a rule versus just asking people to be considerate of each other and each other's children on the beach. A few Board members feel like there are more problems on the beach caused by alcohol, not marijuana, and it's hard to identify what people are smoking, vapes, etc. Caretaker Mike has also spoken with MCSO, who told him it is illegal to smoke marijuana in public. MCSO will not come out here on a marijuana call, making a no smoking rule hard to enforce. There was discussion about making a sign for the beach (i.e., No marijuana smoking on the beach). Some felt like a sign would not be effective or necessary and it should be up to the community to politely ask people not to smoke marijuana on the beach. After further discussion, **Motion to Approve** making a sign for the beach, with wording to be determined, was made by Bob Slater, 2nd by Marc Bestwick and Randy Stewart. 6 in favor, 3 opposed. Motion carried.

- B. Thanksgiving Office Hours. Dee Adcox-Kimberlin proposed to close the clubhouse from Nov 23-29th for the Thanksgiving holiday. **Motion to Approve** was made by Randy Stewart, 2nd by Mark Aery and Bob Slater, and carried. They can have the option to close for the whole week if needed.
- C. Marina Stickers. Debra Pewsey from the office explained the sticker verification process WVCA started a few weeks ago. There have been several members and non-members with incorrect stickers on their vehicles and unregistered unlicensed vehicles and/or golf carts entering the marina. The office has printed out master lists containing the member's sticker and vehicle information for verification at the gate to make sure we are allowing access members only. To date, 21 stickers have been corrected or removed. Debra's statistics are 4,500 stickers issued, a few people with multiple vehicles inadvertently switched stickers, 3 people had office errors with their information, and a the rest of the people had stickers on unregistered or unlicensed vehicles. As to the office errors, Debra offered her apologies to those who had an issue and stated the office error rate was less than .5%.
- D. Labor Day Weekend Incidents. The vehicle sticker discussion above led into several members voicing their dissatisfaction with the way the marina gate and sticker verification process was handled over the holiday weekend. There was a long line to launch, the separate beach gate was not open (lack of volunteers to man that gate), and more delays caused by sticker verification and allowing one boat to launch at a time due to very low water. MCSO was called to the marina one evening in response to an argument that took place between marina staff, a member's boyfriend and a Board member. MCSO responded and issued a warning to Bryce Hulet for trespassing. Mr. Hulet was in attendance at the meeting; he stood up explaining his side of the incident and offered his apologies to everyone. Caretaker Mike also stood up and offered his apologies in return. **Motion to Approve** acceptance of Mr. Hulet's apology and retract the trespassing warning was made by Mark Aery, 2nd by Sue Steeber, and carried. The office will contact MCSO to close the matter.
- E. Weed Removal in the Marina. Member Paul Merz has researched some aquatic weed removal equipment and provided information to the Board for review.

The next meeting will be held Saturday, October 1st, 2022.

Meeting Adjourned: 10:30 AM.