

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING

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

MEETING HELD October 1st, 2022 @ 9:00 AM

The Board of Directors meeting was called to order at 9:02 AM by Andrea Pewsey.

Mark Aery led the Pledge of Allegiance. 11 out of 12 board members were present making it a quorum.

1. Present: Dee Adcox-Kimberlin, Mark Aery, Randy Burton, Bob McMahon, Ed Peters, Andrea Pewsey, Bob Slater, Sue Steeber, Michelle Stevens, Randy Stewart, Eric Villalobos.
2. Absent: Marc Bestwick.
3. Number of General Members attending: 34.

MEETING MINUTES FROM September 10th, 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** September 2022 minutes as presented was made by Dee Adcox-Kimberlin, 2nd by Michelle Stevens, and carried.

TREASURY REPORT

The Treasury Report for August 2022 was sent to the Board prior to the meeting. Copies were provided to members at the meeting for review and are also available at the office. **Motion to Approve** August 2022 treasury report as presented was made by Michelle Stevens, 2nd by Bob Slater / Mark Aery, and carried.

BUILDING AND MAINTENANCE

Randy Burton reported he is looking for roofing contractors for estimates to replace the clubhouse roof. Add Air identified a lot of damage when they installed the new A/C unit on the roof a few weeks ago. Andrea Pewsey has a contractor to recommend and will give their number to Randy Burton for contact. Eric Villalobos added that Add Air also has a roofer he uses.

Andrea Pewsey advised she is still working on the Marina security gate and fence insurance claim (for the damage caused by the person who crashed through the gate).

Andrea Pewsey reported she has received a new quote for A/C ducting and a new A/C unit for the clubhouse banquet area from Breezy Air. They offer a 10 year warranty on parts and labor. We will have an asbestos inspection in the ceiling. Breezy Air has a better warranty than other companies, does electrical work, and is licensed, bonded and insured.

PUBLICITY AND COMMUNICATION

Dee Adcox-Kimberlin reported that the new WVCA Facebook page is doing well with 536 members as of September 26th. The office is keeping the website updated. A member asked to please straighten the FB cover page photo.

RECREATION AND ENTERTAINMENT

Michelle Stevens advised the End of Summer Party was great and well attended. There was discussion about WVCA taking over sponsorship of the party. A complaint was received about selling T-shirts on the beach. The T-shirts were sold for a donation. WVCA should be able to pay for a live band, food, etc., and no need to sell T-shirts to pay for the party. WVCA shouldn't allow one person to sell T-shirts and not others, so if WVCA sponsors the End of Summer Party in the future there isn't an issue with selling anything on the beach.

A corn hole tournament is taking place tonight at 5 pm in the marina. Hot dogs, chili dogs, nachos, and water will be provided and BYOB. The Pancake Breakfast is back, first one is tomorrow October 2nd from 8-11 am at the clubhouse. There will not be a raffle this month but please bring canned food for the food drive in support of the Mohave Valley Food Pantry sponsored by H&R Block. The 3rd Annual Trunk or Treat is scheduled for Saturday, October 29th, 6 pm at the marina. The Annual Christmas Parade is scheduled for Thanksgiving weekend. Michelle Stevens brought the parade route map to the meeting, will post it on FB, and it's posted in the office window as well. Michelle responded to questions about changing the parade route and explained that it will stay the same since the Fire Department is involved. The parade will start inside the marina and people can take pictures with Santa & Mrs. Claus and the firetruck. Michelle is looking into a possible snow cone machine or candy. Andrea Pewsey mentioned there is a shoe drive for local kids' ages 14-18 Thanksgiving weekend and she will get more information for the community. A charity bingo and silent auction is scheduled for October 15th, 7-9 pm at the clubhouse. If you bring an unwrapped toy, you will get an extra bingo card. Michelle is considering a taco dinner the same night from 4-6 pm before the charity bingo. Michelle asked if any members have ideas for other events to please let her know.

ARTICLES OF INCORPORATION COMMITTEE

New Lots in Cimarron Lakes: Bob McMahon discussed the raising of transfer fees for new developments from \$1,000 to \$5,000. Bob advised that our attorney does not recommend charging the developer up front and WVCA should collect the fees when the property sells. The attorney would write the CC&Rs for Cimarron Lakes. There are a couple hundred home sites left. We need to know what the process would be if we have a chance to stop these new home sites from having WVCA membership. Bob advised our attorney will take on the project for a \$15,000 retainer. The Board feels strongly that this is worth pursuing and after we complete the update to the Bylaws and Articles of Incorporation planned for March 2023, we will proceed. Michelle Stevens will take the lead on this project and also speak to a real estate development attorney she works with.

Articles of Incorporation and Bylaws final drafts: Bob McMahon advised the documents are ready to mail out to the membership for voting after our regular election next year in March, 2023. We will need a return of 85% or we'll need to go to court to get the updates approved. Our current vote returns are roughly 25% of the membership.

Willow Valley Estates #12: Complete.

OLD BUSINESS

A. Ramp and Marina Project Update. Andrea Pewsey discussed the quote received from TR ORR to repair the launch ramp. She and a few Board members went to meet with them and owner Randy Cook last week in Kingman. Their quote of approximately \$350,000 was rejected and other options to fix the launch ramp were discussed. The new option is to demolish the last 10' at the bottom of the ramp and install / extend it with 30'x50' of concrete with grading and rebar. A coffer dam in the area directly adjacent to the ramp in between the in / outflow pipes would be placed. TR ORR will have Redmond Construction come back out and do a sample section of how the ramp V-grooves should have been done within the next 2 weeks, at his cost. After the Board approves the new V-grooves, Redmond will fix the whole ramp, at his cost. Andrea advised that the cost to repair the concrete as discussed was roughly \$150,000 to \$175,000 which would include the coffer dam, demolition, grading, concrete, rebar, and the hiring of an independent project manager to be onsite daily during the project. This project will need a community vote to proceed and the Board will begin that process right away. Andrea advised she has called other contractors for this project. A balance of \$18,000 is still owed to TR ORR for the prior launch ramp work. At the meeting, TR ORR offered to split that amount with WVCA as it was agreed that mistakes concerning the ramp were made by both sides. They also said if WVCA wanted to keep the \$18,000, TR ORR could walk away and we find another contractor. The Board discussed keeping TR ORR as they hold all the permits, they have the background and job knowledge of the project, biology reports and have extended the permit to March 2023. However, we only have until January 1, 2023 to complete this project due to the fish spawning season starting again. TR ORR said they would have it done, if approved, within 60 days. If we want it done this year, we stay with TR ORR and not have to start over from the beginning with another contractor.

As for the marina peninsula, Andrea has tried to go after the bond of R&M Excavating, however the AZ Registrar found no fault with his work. We need an engineer to analyze the damage and collapsing areas of the peninsula and officially document it. Then we will go back to the AZ Registrar and present our case, in hopes of getting back roughly \$50,000 from R&M's bond. Andrea has also called other local dredging companies about re-

dredging the marina. **Motion to Approve** mailing out ballots for the launch ramp repair estimated at \$175,000 was made by Andrea Pewsey, 2nd by Michelle Stevens, and carried. This vote will close by October 29th. **Motion to Approve** hiring a civil engineer to document the issues with the peninsula caused by R&M was made by Andrea Pewsey, 2nd by Bob Slater, and carried.

- B. Tri-State WIFI Projected Timeline.** Marc Bestwick advised that we're moving forward with installation and will break ground this week. TSWF is paying for all the cost of adding WIFI to the marina. A power line will be run underground across the marina parking lot from the caretaker residence to the pole site. The electrical panel for the residence will be upgraded from 100Amp to 200Amp. Breezy Air will be doing the electrical work. The parking area will be closed for a day during this work. The WIFI pole will be located in the southeast corner of the marina parking lot.

NEW BUSINESS

- A. Pets on the Marina Beach Swim Area.** Randy Stewart advised that members are asking to allow pets on the marina beach swim area in between the buoys. There was discussion about how it is believed that members will not clean up after their pets and that would be a big problem. Caretaker Mike Wilke discussed the existing problems with pets on boats who jump off unleashed, there have been dog fights, dog bites, and people not cleaning up after their pet. There was a show of hands for and against this, the majority of members in attendance were against the idea.
- B. Smoking Marijuana on the Beach.** Andrea Pewsey advised she called an attorney about this issue and was told that as a federal waterway, smoking, drinking alcohol, etc., is all illegal to the high water line. Discussion was held about people need to have consideration for others and be respectful to each other. The beach belongs to all members, so please be considerate. We do not need a sign posted on the beach about being considerate and having common courtesy. **Motion to Approve** not adding a sign on the beach was made by Andrea Pewsey, 2nd by Michelle Stevens, and carried. One opposed.
- C. Clubhouse.** The clubhouse will be closed for Thanksgiving week.
- D. Electric Bikes.** Randy Stewart discussed electric bikes in the marina and at the club beach. There were questions concerning whether or not this type of bike needs to have a marina sticker. They are unregistered and a moving vehicle. The Board feels like there is no need to register an electric bike to take it to the marina or the beach. **Motion to Approve** electric bikes in the marina or at the beach without a WVCA sticker was made by Andrea Pewsey, 2nd by Michelle Stevens, and carried.
- E. Jet Skis in the Marina.** A member asked why they can't launch jet skis in the marina. When the water is low, the big boats are using the jet ski ramp. Jet skis are not allowed in the marina since most jet skis cannot idle at a slow or 5 mph speed. Caretaker Mike sometimes makes judgement calls like this when the water is low. The Board felt like WVCA will not change this rule.

The next meeting will be held Saturday, November 5th, 2022.

Meeting Adjourned: 10:25 AM.