

**WILLOW VALLEY CLUB ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**MEETING HELD AT 549 E. GORDEN DR. MOHAVE VALLEY, AZ 86440**  
**MEETING HELD, March 1ST, 2025 @ 9:00 AM**

**1.0 CALL TO ORDER:** The Board of Directors meeting was called to order by Andrea Pewsey @ 9:00 AM.

**A. Pledge of Allegiance:** Andrea Pewsey, 9 out of 12 board members were present making it a quorum.

**B. Roll Call**

**Present:** Andrea Pewsey, Sue Steeber, Carla Awtry, Lisa Eilar, Karen Summitt, Bryan Osborne, Mark Aery, Ken Koch, Randy Burton.

**Absent:** Chris Elvert, Lou Michels, Chris Young.

9 out of 12 board members were present making it a quorum.

**Number of general members attending the meeting:** 11

**2.0 Election Results (refer to 8 e.)**

**3.0 APPROVE MEETING MINUTES FROM FEBUARY 1<sup>ST</sup>, 2025**

The meeting minutes are sent to the board of Directors to review prior to the meeting. Copies were provided to members and are available on the website and in the office. A motion to approve February 1<sup>st</sup>, 2025, meeting minutes, was made by Andrea Pewsey, 2<sup>nd</sup> by Sue Steeber, and carried.

**4.0 TREASURY REPORT**

Andrea Pewsey made a motion to approve January 2025 Treasures Report, 2<sup>nd</sup> by Sue Steeber and carried.

**5.0 STANDING COMMITTEES**

**a. BUILDING AND MAINTENANCE**

**i. AmeriGas-** Discussed last month.

**ii. Sprinkler System for Marina –** Lou Michels is not here. Andrea Pewsey said that the sprinkler / grass project has been completed. Andrea Pewsey and Member Paul Merz discussed the estimate for 27 tons of ¾ of gray rock for the garage and picnic area, and area coming from the beach for sand / dirt abatement. The estimate is \$2,234.12. Andrea Pewsey made a motion to approve the \$2,234.12 for the Marina Rock Project. 2<sup>nd</sup> by Ken Koch and carried.

**b. PUBLICITY AND COMMUNICATION –** Carla Awtry

No update

**c. RECREATION AND ENTERTAINMENT –** Brian Osborne

John Kinghan announced the pancake breakfast tomorrow. This is the last one of the season.

St Patrick's day Bingo Saturday, March 8<sup>th</sup>, doors open at 6:30 pm and starts at 7:00. There will be a raffle for corn hole boards. Bingo cards will be \$5.00.

End of Summer Party - October 11, 2025. The band has been booked.

Summer Kick off Party – Discussion on Our host is asking for us to fund the party this year by paying for the food and \$1200.00 for shirts to sell at the party. We will be giving them the money for the food, but not for the T-shirts. Andrea Pewsey said that We spent \$3700.00 on our fully stocking our merchandise this year. We will be selling all our own Merchandise at all events, so we can raise money to pay for the End of the Summer Party. We are not getting a budget for 2025. So, the Merchandise sales will fund the EOS party.

Summer Kick Off Party Saturday May 10<sup>th</sup>. Hamburgers and hot dogs are being provided. Please bring a side dish. We may do a giveaway.

Andrea Pewsey said Saturday May 24<sup>th</sup> Memorial Day Breakfast. More information to come.

## **6. STRATEGIC PLANNING – Karen Summitt**

No new additions to the strategic planning, the office can post it on Website. Let her know if anyone has any ideas or changes, write them out and give it to the office or you can email her.

## **7. OLD BUSINESS**

### **a. Waiver by Board of Directors – results from the attorney – Deferred**

### **b. Escrow policy and procedures – property from suggestions and approval**

Andrea Pewsey said that a question came up about who is allowed to sign the escrow paperwork in the office. Sue Steeber said any of the members of the board of directors or board of governors can sign, the ones that were picked are the ones that are usually available. Andrea Pewsey said that Carla Awtry can sign them if she is in the office.

### **i. Escrow paperwork/ fees (\$175.00 to \$225.00) / Close of escrow / Refunds**

Andrea Pewsey said that we have a lot more going into the close of escrows. We have a new form, and we must do the background on it and so we are contemplating raising the fee from \$175.00 to \$225.00. Karen Summitt said that we should check into what is written in the bylaws on raising escrow fees. Raising the escrow fee (10%?) or from \$175.00 to \$225.00. Andrea Pewsey made a motion to check into what we are allowed to do. If it must be 10 %, we will raise it 10 % if not we will raise it from \$175.00 to \$225.00. 2<sup>nd</sup> by Sue Steeber and carried.

### **c. Willow Valley 12 update - Deferred**

## **8. New Business**

### **a. Pipeline APN's –**

Andrea Pewsey also said that the Pipeline lots on the tree side are being sold. They have been subdivided and split between owners of these properties. They are not part of Willow Valley, as far as we can tell. They never paid an assessment fee for these properties. Karen Summitt explained that they can never build on the lots, and they can never be sold separately.

### **b. Discuss Dollar General Lots 7 & 8 of Willow Valley Estates Unit 1**

Andrea Pewsey said just to update everyone, we had a private executive meeting with our attorney last week to discuss Willow Valley Estates Unit 1, lots 7 & 8, want to build there and in our bylaws, it says that we do not accept commercial property. Their attorney wanted us to sign their paperwork that would go against our bylaws. Our Attorney made up our own waiver excluding them from Willow Valley. Attorney fees to be paid by the buyer. (No Commercial properties per bylaws).

**c. Can members enter the marina with a vehicle/ watercraft not registered to them**

Andrea Pewsey said yes, they can with a guest pass and must be registered.

**d. Linda Fetterman from the line dancing crew wants to have another day in addition to Fridays available to use the clubhouse due to having an instructor.**

Andrea Pewsey made a motion to add another line dancing day, if it does not interfere with anyone else's schedule, 2<sup>nd</sup> by Lisa Eilar, and carried.

**e. Such other business as brought before the Board of Directors.**

Andrea Pewsey, we are revising our office and caretakers' policies and contracts are correct. We may have additional private meetings to review and approve, so all policies in the office are approved.

Karen Summitt – Wi-Fi site inspection, WI – Fiber (TSWF) Pole may be on Dike Rd. by beach (water tower)

Carla Awtry – Correction from January Meeting Minutes – under OHV registration, the minutes stated, “Az Registered vehicles”, not so, it should have stated “all vehicles must be registered in a state.

A Member stated that she is having trouble downloading files off our website. “Doc X” instead of PDF. PDF is needed. Andrea Pewsey will check with the office.

**Election Results –**

Mark Aery stated there were 15 unsigned ballots. 228 ballots recorded. 226 – Paul Merz, 215 – Ken Koch, 212 – Chris Elvert, 220 Lisa Eilar, 220 Carla Awtry, 184 - Karen Summitt.

April 19<sup>th</sup> Swear in Paul Merz, and anyone moving to the Board of Governors.

Board Of Governors met in February, and will also meet in April, August 2<sup>nd</sup>, and November 1<sup>st</sup>.

Meeting Adjourned at 9:30 am.