

Willow Valley Club Association

Board of Directors Meeting
Saturday, July 12, 2025, at 9 am
549 Gordon Dr., Mohave Valley, AZ 86440



1. Call to order: The board of directors meeting was called to order by Chris Elvery @ 9:00 a.

A. Pledge of Allegiance: Chris Elvert led the Pledge of Allegiance. 10 out of 11 board members were present making it a quorum.

B. Roll Call: Chris Elvert, Sue Steeber, Carla Awtry, Lou Michels, Karen Summitt, Ken Koch, Lisa Eilar, Mark Aery, Paul Merz & Randy Burton.

Absent: Andrea Pewsey

Number of general members attended the meeting: 7

2. Approve meeting minutes from June 21, 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 was made to approve June 21, 2025, meeting minutes were made by Karen Summitt, 2nd by Carla Awtry and carried.

3. Approve Treasurer Report June 2025 –

Carla Awtry said there was nothing new, Carla explained some of the Treasurer report. Carla said that the Late fees are deposited into the Reserve account and the Transfer fees get deposited into the Building fund. Chris Elvert made a motion to approve the Treasurer Report, 2nd by Ken Koch and carried.

4. Standing Committees:

A. Building and Maintenance - Lou Michels

Paul Merz said that we were having issues with the Ro System for the icemaker at the club house. Paul spoke with I - Spring about the ice machine continuing to run even with the valves shut off. A new system was sent instead of just a servo. The system is an I -Spring RO System (100 gallon per day) bought from Amazon. Paul replaced two pre-filters (one particle, one carbon) for the water coming into the RO system. Six filters were ordered and are in the storeroom. The ice maker was shutting down due to adding too much water, creating a block of ice. The water level was lowered, and the ice cubes are now the perfect size. Lou said that the caretakers ran out of gas. The propane line was fixed and up and working again. Lou said that new casters were put on the chair carts. A spare rack outside will be fixed up. Lou Michels made

a motion for \$800.00 to purchase 4 rollup shades for the Clubhouse patio. 2nd by Chris Elvert and motion carried.

B. Publicity and Communication – Carla Awtry

The board will start sending out a link to Growth Zone, the new computer system. Members can create a username and store information. Members can pay dues and reserve dock slips. Bills for dues will be sent out around August 1st. Members can pay online, call the office, or send a check. Associate members will also receive the link.

Question about why associates aren't billed for their membership dues. Associates only pay when they plan to use the beach. Suggestion to add an option in the associate's account for annual billing and then Associates can choose to be billed annually or manually. Unpaid Associate memberships do not accumulate.

C. Recreation and Entertainment – Bryan Osbourn

August 15th Cornhole Tournament at the Marina. Merchandise sales are strong. A karaoke night is under consideration for Labor Day weekend. Volunteers are needed for the “Rick Nelson Memorial Christmas Parade”. We want it to be special for the kids. Trunk or Treat on October 25th, details to come. Santa is available and wants merchandise in exchange. Karen Summitt has a Cotton Candy Machine so now we will have 2. Bingo will now be twice a month, on the 2nd and on the 4th Tuesday of the month. John Kinghan is making a new sign for Bingo and Monday Night Football and the “Rick Nelson Christmas Parade. Bryan said he made need help paying for the band for the End of Summer Party, he will let us know.

5. Other Committees – NA

6. Strategic Planning – Karen Summitt

Strategic planning is going great and keeping track of everything. We will keep it going and update it every year. How can we improve non-dues revenue. A couple of ideas would be that we could sell ice. We can Raise Rental fees. Chris Elvert asked what the largest item was. Karen Summitt said utilization of the extra parking lot is the largest item, some ideas that were suggested are a Pickleball court or a swimming pool. The main items at the clubhouse are completed. Another Item is making Marina Beach more accessible. Member Gary Stuck had an idea to utilize 80 yds of jet ski beach. Karen Summitt will add to strategic plan. Paul Merz said that he has already checked it out, he said there is not enough room, we would lose a lot of boat parking space. We can get a quote, but improving marina beach would be more cost effective. Money would be better spent on dredging, grading, weed removal etc. Karen Summitt said that someone called her interested in dredging it, she will call and follow- up.

7. Old Business –

Chris Elvert called Mohave Electric company for pole removal at the clubhouse. They said they are supposed to do it this week. We will call and follow – up. It will be easier to access the clubhouse parking lot when they are removed.

8. New Business –

A. Discuss raising the annual membership dues.

The board will discuss raising the annual membership dues by \$10 a year. The reason for the increase is due to rising costs, including employee salary increases of 30%. There are plans for upgrades, including a dredging project and ADA-compliant bathroom remodel. We will add to the August agenda.

B. Discuss raising the boat dock rental fee.

The current fee is \$10. There is a proposal to increase the fee to \$20. There is an issue with people leaving their boats in the docks for extra days. A penalty fee of \$50 for boats left after 11:00 am will be discussed. We will add to the August agenda.

C. Discuss BOG raising new lot fees 10%.

By laws allow a 10% increase. The current fee is \$2,500, and the increase would bring it to \$2,750. We will add to the August agenda.

As we get more people on GrowthZone we can send mass emails, agendas, community information etc. The Next Board of Governors meeting is August 2, 2025. The next Board of Directors meeting is August 2, 2025.

Gary Stuck said there is a safety issue on the beach. Boats pulling up on the beach. He wants to put a tie off rope across the beach with flags and make a swim only beach. He felt threatened when a boat came up right next to him. Karen Summitt said it's a navigable waterway, federally controlled, Willow Valley ends at high water mark. Sue Steeber said next time file a complaint and the Board of Directors can follow up.

AC units were found set at 70 degrees after an event. Suggests setting the thermostats to 75 degrees. Previously we had a 75-degree lock, but card players complained about being too cold. For events, the organizers should ensure the thermostats are adjusted in advance.

Member Gary Stuck wants to plan a divorce party in 2 to 3 months on the beach with a band, he will give information to the office.

Adjourn – 10:05 am