

**WILLOW VALLEY CLUB ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

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

**MEETING HELD: SEPTEMBER 7<sup>TH</sup>, 2024 @ 9:00 AM**

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

**Chris Elvert led the Pledge of Allegiance, 11 out of 12 board members were present making it a quorum.**

**1. Present:** Bryan Osborne, Lou Michels, Mark Aery, Karen Summitt, Carla Awtry, Ken Koch, Sue Steeber, Andrea Pewsey, Randy Burton, Chris Elvert

**2. Absent:** Chris Young

**3. Number of General Members attending: 18**

**APPROVE MEETING MINUTES FROM AUGUST 3<sup>RD</sup> 2024** – Andrea Pewsey

The meeting minutes are sent to the board to review prior to the meeting. Copies were provided to members and are available on the website and in the office. Motion to approve August 3<sup>rd</sup>, 2024, meeting minutes, was made by Andrea Pewsey, 2<sup>nd</sup> by Sue Steeber, and carried.

**APPROVE TREASURY REPORT FOR JULY 2024**

Andrea Pewsey made a motion to approve Treasurers report for July 2024, and 2<sup>nd</sup> by Randy Burton, and carried.

**1. UPDATE ON TAXES**

Carla Awtry said that taxes are taken care of, we received an extension for the taxes.

**2. UPDATE ON FINANCIAL AUDIT**

Karen Summitt said that Audit has been turned over to our CPA for review.

**3. UPDATE ON LIENS**

Carla Awtry said that we have recovered \$30,000 out of \$80,000. She will go to the courthouse and get paperwork and start filing liens this week.

**STANDING COMMITTEES**

**1. MARINA AND BEACH COMMITTEES** – Lou Michels

The roofs on the Marina bathrooms, garage and pumphouse are completed. The dock stairway was repaired. The rock for the clubhouse is coming but will be a job for winter.

## **2. PUBLICITY AND COMMUNICATION** – Carla Awtry

Nothing new, I am just trying to keep everyone informed.

## **3. RECREATION AND ENTERTAINMENT** - Bryan Osborne

Rocking The River was a success! Andrea Pewsey said that the income from the store was \$215.73 and \$1273.90, and the total expenses were \$1077.25 so we did good, we have our first pancake breakfast of the season coming up on Sunday, October 6<sup>th</sup>, 2024. The price is \$5.00 per person, no increase in the price of breakfast although the cost of the food has increased. On October 12, 2024, we have our End of The Year Party, we need a lot of Volunteers. Thank you to all of you who have been helping selling Merchandise, and with set up and take down. This event we will need a lot of volunteers for set up and tear down crews as well as Merchandise sells. The Club will provide food also, it is a potluck, Bring a side dish. There will be Plenty of food, drinks, a band, and a DJ. We will have a Truck or Treat event at the Marina on October 26<sup>th</sup> @4:30 PM. It is a potluck bring a side dish. Lisa Eilar will be helping with this event.

## **OTHER COMMITTEES**

### **1. BUILDING AND MAINTENANCE COMMITTEE** - Lou Michels

The new tables that were approved, the caretakers are in the process of installing them. The Widow maker tree has been removed successfully. The Privacy fence behind the caretaker's house is complete. Lou apologized for not having both gates opened on the last two holidays. We will reach out to Justin and reserve him now for next year to help with security on those holiday weekends. Or if anyone knows anyone else that wants to do it, we pay 20/hr. Lou wants to take the sand berm down along the grass area. A member asked if we could look into smoothing the speed bumps and fix the erosion. Lou said we will look into it. Pump house roof and Marina Bathroom have been finished.

### **2. LAUNCH RAMP COMMITTEE** - Chris Elvert

Chris Has contacted an Excavator and got a bid for 40K for the peninsula and 40K for excavating the marina and dredging it. Do we want to do this at the same time as ramp? We would have to get a ballot out and vote right away. John Eckert gave us a backup bid for the ramp that included taking care of entry, bladder out in front of the Marina Entrance. Pat Kerr says Permit is good until 2026 why are we rushing it. Chris Elvert said he believes it makes more sense to do it all at once. The permit

says to dredge. Karen Summitt made a motion to send out another ballot for dredging and shotcrete, 2nd by Lisa Eilar and Bryan Osborne opposed and was carried. We need to see a written bid first.

### **3. ARTICLES OF INCORPORATION COMMITTEE - Bob McMahon**

Vince needs to come in and sign a yes vote to approve the Bylaws; until then, The Articles of incorporation are on hold. The Board of Governors will remain for now. Voting and Ballot handling policy that Bob McMahon proposed in August. We need to have a detailed policy and clarification on voting procedures. Bob McMahon read aloud some changes that he is proposing.

1. Adding proof of receipt of Nomination form by the office to the policy
2. Deadline for write in form Submission
3. In the event of an emergency a write-in candidate can submit a written explanation and headshot picture 7 days prior to said nomination.

Discussion on Picture and nomination policy by board of directors. We must leave it open for write in candidates up to 2:00 on the last day of voting day,

### **4. STRATEGIC PLANNING - Karen Summitt**

nothing new, we are finishing the last of the items for 2024. If you have any ideas for next year, email Karen Summitt. Pickleball is on the Next year list. Bryan Osborne wants to put a committee together to develop the jet ski beach area, 85 sf in parking lot behind caretaker's house.

### **OLD BUSINESS**

#### **1. TSWF – Karen Summitt**

Carla Awtry advised Wi-Fi is going down all the time. Carla Awtry will give Karen Summitt an outage list.

#### **2. GROWTH ZONE MEMBERSHIP SOFTWARE- Carla Awtry**

Growth zone is going great.

#### **3. BOG BYLAWS VOTE AND NEW BOG MEMBERS- Mark Aery**

Mark will try and get a hold of Vince today to come in and vote, The bylaws passed by the Board of Directors and Board of Governors, but we are waiting for Vince to come vote. He said he was voting yes. So again, the bylaws passed.

#### **4. CLUBHOUSE FLOORS, CHARLIE AND HIS BOYS – Andrea Pewsey**

On August 28<sup>th</sup>, 2024, we had our court proceedings. We will know a decision in 10 days. I have heard they normally award ½ the cost of the repair. but we will keep you updated on the decision.

#### **5. DOCK RENTALS AND SIGNAGE –Bryan Os.borne**

Working on signage but will remove item for now.

**6. TREE AND BEE REMOVAL** – Lou Michels

Already discussed and been taken care of.

**7. LIMIT NUMBER OF VEHICLE/VESSEL STICKERS PER MEMBER**

Andrea Pewsey made a motion that Over 20 stickers, charge \$1.00 per extra sticker, 2<sup>nd</sup> by Lisa Eilar, and carried.

**8. DISCUSS REIMBURSEMENT FOR DOUG CARNEY**

Chris Elvert made a motion to reimburse Doug Carney \$800.00 for clubhouse rental, 2<sup>nd</sup> by Ken Koch, and carried.

**NEW BUSINESS**

**1. STICKER LOCATION/ SIDE BY SIDE WITHOUT WINDOWS**

Andrea Pewsey said that we are having lots of complaints about stickers, sticker placement, vehicles with no stickers. It is a big issue that people are not placing them in the correct spots. The placement of the sticker should be on the driver's side in front or back of the window, make sure it is visible. Also, if there is a board member on the beach do not approach them, they are there to enjoy their time also. Take pictures or videos and report it to the office.

**2. INCREASE THE COST OF GATE CARDS** – Carla Awtry

People losing gate cards- max 2 per household, no increase in fees. \$25.00 to replace lost card. January 1<sup>st</sup>, 2025, new stickers on gate cards with name and APN # on them.

**3. LIMITS ON ICE AND BAG SIZE TO 7LBS** – Carla Awtry

Issues with people abusing the ice machine, Becoming big problem. Limit to 1, 7 lb. bag per person per day. If abuse continues it will be shut down.

**4. MONITORING SLIP USE**

We already discussed this, but Bryan is making new sign poles, and they will be at eye level. The caretakers will be checking and making sure reservation signs are removed at end of slip date, if it is not your slip, please do not park there it was an issue.

**5. SUMMERS POINT**

Non-members will be able to call Seth or Scott and if they cannot get a hold of one of them, they can go down the list of board members and one of us will escort them down there so they can remember their loved one.

**6. LIFE PRESERVERS AND SIGNS STATING NO LIFEGUARD ON DUTY**

Lisa Eilar had a member approach her with concerns that we do not have any signs stating “No lifeguard on duty “and they decided no on the signs and life preserver on the beach.

#### **7. COST OF REGISTERED MAIL ADDED TO ACCOUNTS**

Andrea motioned to add the \$10:00 registered mail fee to the account that is in default, 2<sup>ND</sup> by Sue Steeber, and carried.

#### **8. BOAT ON JETSKI RAMP/ JET SKI'S ON BOAT RAMP**

Andrea Pewsey said we got a complaint that on a holiday weekend there were boats using jet ski ramp. On any holiday or any other day, a boat is always allowed to launch on the jet ski ramp. Jet Skis are never allowed to launch off the boat launch. Bubba did check about small dock poles to secure jet ski while loading while loading and unloading. Maybe look into a couple of drives in docks for jet skis. We will add this to the strategic plan.

#### **9. MONDAY NIGHT FOOTBALL – Chris Elvert**

The club provides hamburgers and hotdogs, and paper goods. We ask everyone to bring a side, it is a potluck. Maybe even putting out a donation bucket. Chris Elvert made a motion for a budget of \$1500,00 for Monday Night Football 2024 -2025 season, 2<sup>nd</sup> by Lou Michels, and carried.

#### **10. PURCHASE 5 - 8 FT TABLES - \$85.00 @ SAMS CLUB – Chris Elvert**

Chris Elver made motion to buy 5 – 8 ft tables @ Sams Club 2<sup>nd</sup> by Andrea Pewsey and carried.

#### **11. POWER PLANT MEETING**

Roy Hassemayer – a 24-year resident spoke about the new power plant. He informed us of a P & Z meeting in October. Andrea Pewsey asked him if he could make a flyer and get it to us that we can post it on FB letting everyone know about the meeting. He is asking for our attendance. He is asking us to oppose the Power Plant, it will cause pollution and cause our property taxes to go up.

#### **12. SUCH OTHER BUSINESS AS BROUGHT BEFORE THE BOARD OF DIRECTORS**

Ken Koch asked Mark Aery who the current Board of Governors are and what does a person have to do to join the Board of Governors. Bob McMahon, Mark Aery, Dee, Vince, Chris Elvert right now we have a quorum. Mark said when Dee returns, they will look into new applicate and vote and meet by end of September / early October. Andrea Pewsey stated that if you know anyone who qualifies let us know. Carla Awtry asked if people can re-apply if the Board of Governors says no? Yes, Andrea and Mark both said to Re- Apply

Andrea Pewsey - WV12 need to meet to discuss which plans will be sent as examples to the Attorney. There are 30 in question. We need to know our rights.

Andrea Pewsey said she wanted to make a motion to raise the cleaning fee / Clubhouse Rental to \$150.00 the reason being is because we are having Clubhouse cleaned before and after each event, 2<sup>nd</sup> by Karen Summit, Chris Elvert opposed, and carried,

Meeting Adjourned at 10:35 am.