



Willow Valley Club Association
Board of Directors Meeting
March 7, 2026, 9:00 AM
549 Gordon Drive, Mohave Valley, AZ 86440

1. **Call to Order:** The Board meeting was called to order by Chris Elvert at 9:01am.
 - a. Pledge of Allegiance: Chris Elvert led the Pledge of Allegiance; 12 out of 14 Board members were present making it a quorum.
 - b. Roll Call:
 - i. Present - Chris Elvert, Sue Steeber, Andrea Pewsey, Ken Koch, Ron Mick, Karen Summitt, Randy Burton, Paul Merz, Carla Awtry, Ted Martin, Don Martarano, Lou Michels.
 - ii. Absent – Mark Aery & Lisa Eilar.
 - iii. General membership in attendance – 25 General membership, Zoom not available.

2. **Approve February 7, 2026, Meeting Minutes**

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. Sue Steeber had corrections, the roll call listed Andrea as present and absent, Mark Aery was not listed, and the Zoom meeting attendees were not listed. On the approval of the January minutes, it listed Chris Elvert as giving a second on the motion but also states Chris abstained from voting. **Motion to Approve** with corrections was Made by Sue Steeber, 2nd by Carla Awtry and carried. Member Pat Kerr objected stating that the Audit discussion on P. 3 is incorrect, that Karen Summitt had reported she did an independent audit, and that statement was redacted. Karen Summitt confirmed yes that she, member Karen Slater, and the CPA did it. It was an unintentional omission and not redacted. The minutes will be changed to reflect that.

3. **Approve January 2026 Treasurer Report**

Carla Awtry presented the January treasures report. In April (start of new fiscal year) the office will be itemizing all expenses on a separate spreadsheet, we will not pay the CPA to do this. **Motion to Approve** was made by Chris Elvert, 2nd by Ken Koch and carried.

4. **Standing Committees**

- a. **Building and Maintenance** – Paul Merz

Paul Merz discussed the caretakers trimming the trees in the marina, Scott got his tractor back and is removing the oleander stumps, 10 tons of gravel is coming to repair erosion and fill in holes. The well water was tested by Paul and revealed that the well water is almost identical to the city water. Changing the well water over to city water is tabled for now unless we want to pay for additional testing. The caretakers have been pulling weeds and spraying, trimming bushes, and fertilizing the grass for green lawns. The

water tank behind the clubhouse is gone, the land it sat on is Epcor's property, they might fence it in.

b. **Publicity and Communication** – Carla Awtry

Carla reported there is not much new at this time. People sometimes ask about the number of members on the Association FB page. It goes up and down, but when people sell their property and move, they are removed from the FB page.

c. **Recreation and Entertainment** –

Carla discussed upcoming events. We have partnered with MVFD for their annual Easter egg hunt on March 28; we added a face painter, candy, and trinkets to help fill their eggs. Volunteers are needed for set up at 7:00 am, and the hunt starts at 9:00 am. The Summer Kick Off party is April 25 on the club beach, craft fair at the clubhouse May 9, Memorial Day bingo at the clubhouse May 23, 7:00 pm, \$5 per card and there will be a raffle. Charity bunco at the clubhouse March 28, 6:00 pm, \$20 per seat with \$10 going to a needy or elderly family. No one has been nominated so far to receive a benefit so please let the office know if you want to nominate someone.

5. **Strategic Planning – Karen Summitt**

Karen advised the board of directors training has been scheduled. Chris Elvert will discuss further later in the meeting.

6. **New Business**

- a. **Protocols for Meeting Agendas and Minutes.** Chris Elvert read the current policy guidelines for handling agendas and minutes. Proposed changes to the policy are revision of Item 8, adding review by Chair and Co-Chair prior to posting unapproved minutes on the website; also revising the timeline of posting unapproved minutes to 10 days after the meeting instead of 7. **Motion to Approve** was made by Chris Elvert, 2nd by Lou Michels and carried. Andrea Pewsey asked why we are not posting the financial report on the website and Carla advised anyone can request the financial report from the office 7 days prior to a meeting.

7. **Old Business**

- a. **Tri-State Wi-Fi** – Karen Summitt. Karen advised there is nothing new, TSWF will be placing their pole on private property on Dike Rd.
- b. **Bathroom Expansion** – There has been no movement on this project. **Motion to Table** this project indefinitely due to the pending ramp project, 2nd by Ron Mick and carried.
- c. **Board of Directors Training.** Chris met with Karen and Ted to discuss and agreed that it should not be mandatory but will be strongly suggested. Training has been scheduled for April 18, 10:00 am to 1:00 pm at the MVFD conference room. Mohave Community College is conducting training based on WVCA governing documents. Cost is \$120 per person, \$1,440, estimated for the Board. WVCA will pay ½ the fee for members who want to attend, or \$60.
- d. **Launch Task Team** – Sam Eilar advised they have received 2 more bids, and we now have a total of 4. Sam asked what the next step should be. Pat Kerr added we are getting bids that are “apples to apples” so they are bidding on the same parameters

and one of them (Phillips) is not complete. He has asked them to complete it within 8 days. The other 3 bids are complete. There was discussion about the scope of the bids, 150' of concrete, versus dredging, versus 30' of concrete. Pat said Chris is still focusing on the bottom 30' of the ramp when we paid for a whole ramp. Sam repeated they are getting bids that are "apples to apples," some contractors do not want to mess with someone else's work on the ramp. Pat said he is the ACOE permit holder, Andrea Pewsey said no, you're not, WVCA is the permit holder. Pat said he's the inspector. A written opinion was received from a member, Tom, who Pat questioned about his experience. Chris said he is a member with an opinion, just like you are.

Discussion continued about removing the whole ramp, not just the bottom 30', and we deserve a whole ramp. Karen Summitt is very experienced in reading bids and they should be consistent. We need a complete package to present, with bids, scope of work, costs, additional recommendations, and payment proposals. Then, Town Hall meetings can be scheduled for presentations to inform the members and let them review and ask questions. Then the community can vote on it. The Task Team is still gathering information and is not ready for that yet.

Sam stated they have discussed 2 payment options; we get a loan and/or charge an assessment. Andrea asked who has the proposals. Chris replied the BOD has not seen them yet, and Pat can forward them to the BOD via email once all have been received. Member Randy Stewart agrees the whole ramp should be removed due to TR ORR pouring concrete over the original ramp which changed the slope of the ramp several years ago.

Pat commented that once they get all the bids, they will begin grinding them down and try for cost reductions. But they are not ready for Town Hall meetings yet. Sam discussed the approximate pricing we have so far, ranging from \$645,000 to \$1.5M to fix the marina correctly. The high bid includes a hydraulic excavator from Sacramento, \$350,000. This excavator works like a vacuum that sucks out the silt and sediment.

Andrea said we have never asked ACOE to come out and inspect the existing ramp progress and see if it complies with the permit. Pat replied launching cars into the water is illegal and there's no question about that.

Pat continued, he has talked to Phillips, and over time Phillips has talked to 8 or 9 other board members and he is tired of coming out to WVCA for piecemeal jobs. Pat sent Phillips all the information for a complete bid and we deserve a beautiful ramp. We also need an erosion specialist for the peninsula which is cracking and has a few huge chunks about to cave in. The wind vibrates the power pole causing the cracks to worsen. Sam and the Task Team are looking at a sheer wall, or sheet piling, or excavate and plane it out. Dredge the ramp first, the address the erosion. Someone asked, if we dredge first, won't that cause more erosion? Yes, that is why we want an erosion specialist. Pat said the price package will go up.

A member said we need a geologist. Karen found 2 erosion specialists in the area during the discussion and will forward that information to the Task Team. Pat said he will find other erosion specialists as well and forward those bids.

Public Comments –

a. Member Gary Stuck said the thermostat in the clubhouse is freezing cold, people using it are freezing and the pool players and card ladies are freezing. Chris replied that if the thermostat were unlocked, people mess with it. In the summer it took 8-10 hours to cool the room down before the air ducting in the ceiling was replaced. It will remain locked.

b. Member Gary Stuck said we need more palapas at the club beach. He was reminded the club is attempting not to spend excessive money until the ramp project is completed, and these palapas run from \$4,500 to \$6,000 each. Chris said Gary can bring a proposal for how many, placement, and costs, and will report back to the BOD.

8. **Adjourn:** 9:58 AM. Chris advised next meetings are:
Board of Governors, Saturday April 4th, 8:00 AM
Board of Directors, Saturday, April 4th, 9:00 AM

/ss