

Willow Valley Club Association
Board of Directors Meeting
December 6, 2025, 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 9:00 am.
 - a. Pledge of Allegiance: Chris Elvert led the Pledge of Allegiance; 8 out of 10 Board members were present making it a quorum.
 - b. Roll Call:
 - i. Chris Elvert, Sue Steeber, Lisa Eilar, Ken Koch, Karen Summitt, Randy Burton, Paul Merz, Mark Aery.
 - ii. Absent – Carla Awtry, Andrea Pewsey.
 - a. General membership in attendance – 18 General membership, 5 via Zoom.
2. **Approve Meeting Minutes from November 1, 2025**
 - a. 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 the November 1, 2025, was made by Karen Summitt, 2nd by Mark Aery, and carried.
3. **Approve Treasurer Report from October 2025**
 - a. Carla Awtry was not present at the meeting; however the Board reviewed the report, and it was available to the members present for review. The report is standard and straightforward. Karen Summitt made a motion to approve the October 2025 treasurer's report, 2nd by Sue Steeber, and carried.
4. **Agenda Item #6** was moved ahead to discuss and vote on Board appointments.

Chris Elvert turned the meeting over to Mark Aery, Board of Governors.

Item 6.b Open Director at Large Board positions. Mark Aery and Chris Elvert discussed Lou Michels request to be reinstated as Director at Large to complete his term, he stepped down due to health reasons and has petitioned to be reinstated. The Board did an email vote to accept Lou back. There are other open board positions and per our By-Laws we can have up to 15 board members, currently there are 10. Ted Martin and Ron Mick are interested in running for Director at Large positions. Ted Martin will be on the upcoming 2026 ballot and Ron Mick will be a write-in candidate on the ballot. All 3 would like to be appointed as Director at Large to fill the remaining term. Karen Summitt made a motion to appoint all 3 to the Board as Director at Large, 2nd by Sue Steeber, and carried. The board heard there was another member interested in running but was a no show at the meeting. District 3 board position remains open. Mark Aery swore in the 3 board members, and they took their oath. Mark Aery turned the meeting back to Chris Elvert.
5. **Standing Committees**
 - a. **Building and Maintenance** – Paul Merz

Paul Merz has been working on various projects in the marina and at the clubhouse. He mentioned he contacted Davis Dam operators about the low water and was told it will remain very low for another week. Lake Havasu is at a high level, and the farmers along the river don't currently need

water due to recent rains. Chris Elvert thanked the caretakers for all their hard work involved with the 2025 (Rick Nelson Memorial) Christmas parade and all the festive lights they put up. Also, they removed a huge tree stump sticking out by Summer's Point. Lisa Eiler mentioned they lost power at the marina during the parade festivities, we just got new electric panels down there and asked what can be done to fix that issue. They had to scramble to find generators. Paul feels we can install two 20 AMP circuits on each cabana with breaker boxes. A member commented to mark the boxes separately. Chris also advised that we have received the police report and insurance information from the prior accident involving the marina exit gate on Halloween night and are processing a claim for repair of the fences.

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

No update

c. **Recreation and Entertainment** – Chris Elvert (Bryan Osborne absent)

Chris Elvert provided an update. The Charity Bingo was a huge success, raising \$3,465 for the MVFD kids holiday toy drive. The Christmas parade was also a huge success and well attended. There was an accident in the marina before the parade, impairment was suspected, no one was hurt and the driver's insurance information was collected. Lisa Eiler commented the parade was great and thanked everyone who helped. Also, she thanked people who helped with the craft fair, which was sold out. Chris commented that next year we will leave the marina exit gate open for the parade entrance, and the parade will leave the marina through the entrance gate to avoid having to make the left turn on Dike Rd.

6. **Strategic Planning** – Karen Summitt

- a. Karen advised a Zoom meeting is scheduled for updates to the strategic plan at 10:00 AM on December 7, 2025. A meeting link will be provided via our Facebook page. This is for the membership to review and add "wish list" items to the strategic plan for the next 3-5 years.

7. **New Business**

- a. **2026 Ballot.** Sample 2026 ballot was reviewed, two changes noted. Ballots must be numbered, and return mailing envelopes must include name, address and signature to be counted per ARS statute. Motion to approve with these changes was made by Chris Elvert, 2nd by Sue Steeber, and carried. Bob McMahon will work with the office to finalize, and ballots will be mailed to members in good standing or can be picked up at the clubhouse. Election day is February 14, 2026.
- b. **Open Board positions:** already discussed.
- c. **Marina excavation around docks:** moved to Old Business, Launch task team.
- d. **End of Ramp excessive sand excavation:** moved to Old Business; Launch Task Team.

8. **Old Business**

- a. **Tri-State Wi-Fi** – Karen Summitt. Karen advised there is nothing new, TSWF has been bought by a new corporation, and she currently has no timeline, but it is in the permit process.

- b. **Property liens** – Carla Awtry. No update. Brief discussion was held about filing assessments before proceeding with property liens, which is the preferred method to attempt collections. We will discuss it at the next meeting.
- c. **Launch Task Team** – Sam Eilar –
The following discussion pertains to 3 dredging bids for around the docks, ramp bottom, and marina entrance. These bids are presented below] Member Pat Kerr asked why the board is getting quotes for dredging when the task team is doing that, and asked what areas were being quoted. Chris Elvert replied those bids are for the areas around the docks and the bottom east side of the ramp. Pat said you are bidding on different things than the task team. Chris said they are gathering information, and they are not doing anything without involving the task team. Pat points at Chris Elvert and Paul Merz and says you should not be up there on the Board, you've been involved with 3 failures, Pat said he's getting on the board because Chris and Paul 'Gotta Go.'

Member Travis Raynor states dredging around the docks and not moving them will not help as all the dirt will seep right back. That is a huge waste of money. Member Sam Eilar states the Task Team has a couple of ideas, we need to move the docks to properly dredge, digging around them will not fix it. There is a dredging bid from Fusion for \$60,000 for 20' of the ramp bottom and marina entrance. Also, the peninsula is cracking and failing and must be addressed before it collapses. There's some difficulty getting dredging bids because of the potential peninsula collapse. Sam thinks these temporary fix-it proposals are 'half-assed' and any reputable contractor should be telling us about the peninsula collapsing. Dredging around the docks is not an emergency. Chris said we know it's not an emergency, but we wanted to take advantage of the extremely low water to get it done.

Sam stated the topography report shows the marina bottom is mostly the same depth level and the mouth is higher. The marina mouth should be the deepest area. Running off from the storms has caused a lot of sand build up. Sam asked why we haven't learned from trying to do things cheaper, we can't just do part of it. Lou Michels asked how soon we can get a bid to cover it. Sam said the task team is working on it but have no bids yet.

Sam provided several AI generated renderings of their idea for the marina that includes concrete sheet piling retention walls on both sides of the ramp that should last 50 years. Lisa Eilar commented we have spent \$19,000 on the bottom ramp pads and they are sinking, and Sam warned you. Sam said we need to pretend this is our own backyard and care about it. Pat Kerr was asked what the price of their idea is, they have nothing in writing, but he thinks \$600,000 to \$700,000. Paul Merz said yes erosion is becoming a problem. Karen Summitt said we appreciate what you are doing and thought the task team was only for the launch ramp. Sam replied they are, and are also doing a dredge plan per Chris Elvert's and the Board's request; it's the whole marina, and we need to dredge.

Sam said the plan is to dam the marina entrance, dewater the marina, install retention walls, dredge the marina, then address the ramp and re-pour. Lisa Eilar asked what the reality of the peninsula collapsing is. Sam said they can see it

cracking and big chunks are caving in. Chris Elvert said we will review the proposals and discuss how to pay for it. Sam estimates 2 ½ months for this plan's construction; it won't happen this year. Approvals through the community would take approximately 4 months.

Member Ted Griffen said we need ACOE to approve any work we do on the peninsula Dike wall. Patt Kerr says we have approval, and Sam Eiler, and Ron Norman say it won't be a problem. Sam also added that our ACOE permit is extended for 5 years. We will not need a new biological report per ACOE.

7.c & 7.d New Business – Excavation Bids for Ramp and Dock Area. Paul Merz provided 3 bids and current photos of the areas. Remove sand from dock area and place on marina beach, \$5,000. Remove sand from the east side of the launch ramp, \$3,500. A third bid, remove and haul away the sand build up in the marina entrance, estimated \$35,000. He said we know it's a temporary fix but needs to be done and the water is extremely low. Sam Eilar said we must move the docks, not just dig around them, and discussed Ron Norman doing a recent job on the river. We can't keep putting band-aids on these issues. Chris Elvert asked how we can do nothing about the buildup for 2 years while we wait for plans and proposals. He asked if it would cause a problem for the task team proposals to remove this sand build up; it's all going to have to go.

Travis Raynor said he will donate a 55-gal drum of diesel fuel and let's get volunteers to do this and not spend this money. Chris said yes we know it's a band-aid, but what happens if the dirt/sand build up breaks or damages the docks, that would be a huge expense, maybe \$90,000. Lisa Eilar asked Ron Norman what his opinion about these dredging proposals is. Ron Norman replied that we need to redirect the water flow from up above the marina.

Ted Martin made a motion to table these proposals indefinitely, 2nd by Lisa Eilar, Paul Merz voted no. Motion to table was carried.

Public Comments –

- a. Member Ted Griffen, requested the River Cruisers car club to use the clubhouse for their monthly meeting. Rental fees were explained. He was asking for fees to be waived due to the charitable work their club does. A few ideas were discussed such as waiving the rental fee but they pay the cleaning fee, and once a year donate to a WVCA event. Discussion continued about how this could get complicated due to our non-profit status and IRS rules about revenue sources and we need to be careful. Only a certain percentage of non-member revenue is allowed. Member Robin Raynor said their Bunco group was denied a \$100 rental request. Ted withdrew his request to waive the rental fee and will let his club know it's \$100 plus cleaning fee, also it would have to clear the clubhouse calendar.
- b. Member Carol Borden asked Pat Kerr how much the "ramp" will cost. Pat said he doesn't know but probably \$700,000. Carol said you should have public meetings; Pat said they will when they have proposals they will present them.
- c. Member David Jents asked the status of the financial audit. Chris Elvert said the CPA advised a forensic audit would cost \$90,000 to \$120,000, and we are

still working on it. We will pursue an external audit with a different CPA for approximately \$5,000. Karen Summit advised an external audit was done 2 years ago and should be done every 3 to 5 years.

d. Sam Eilar commented that we all own the marina, he knows the dollar amounts are expensive and fixing this [marina] is not a cheap thing, to own and operate a marina. It's food for thought.

9. **Adjourn:** 10:26 AM

/ss