

# WILLOW VALLEY CLUB ASSOCIATION

## BOARD OF DIRECTORS MEETING

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

MEETING HELD June 1st ,2024 @ 9:01 AM

The Board of Directors meeting was called to order at 9:01 am by Andrea Pewsey.

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

**1. Present:** Chris Elvert, Randy Burton, Andrea Pewsey, Sue Steeber, Ken Koch, Chris Young, Lisa Eilar, Carla Awtry, Karen Summitt, Mark Aery, Lou Michaels.

**2. Absent:** Bryan Osborn

**3. Number of General Members Attending:** 17

### Board of Governors

Mark Aery swore in Lou Michaels to Board of Directors.

### MEETING MINUTES FROM May 4th,2024

The meeting minutes are sent to the board to review prior to the meeting. Copies were provided to members at the meetings and are available on the website and in the office. Motion to Approve May 4, 2024, meeting minutes, was made by Sue Steeber, 2nd by Andrea Pewsey, and carried.

### TREASURY REPORT

Carla Awtry said it is basically a repeat of last month. We are still working on April; May's statements are not in yet. CPA is still reconciling our books. Not final yet. Copies were provided to members at the meeting. Andrea Pewsey made a motion to approve Treasurer's report, and Sue Steeber 2nd it, and carried.

- 1.** CPA is still reconciling our books, I don't have a running total, she asked if we would just wait until we are done reconciling. Andrea Pewsey made motion to approve April 2024 budget and Sue Steeber 2nd it and carried.
- 2. UPDATE ON TAXES:** CPA is still reconciling our books, but taxes won't need an extension, they will be done in time. They are almost done.
- 3. UPDATE ON OFFICE STAFF:** We did have to let one of the girls go, Breanna is working out just fine, she gets along well with others in the office. Everything is going well. We are still looking for a 3rd person part time. So, we will put out another ad. We are busy enough to support 3 people working on scanning, updating data etc. Breanna was part time, but now is full time.

## **BUILDING AND Maintenance**

1. **POOL ROOM FLOOR** Andrea Pewsey met with the Arizona Registrar. They came out to inspect the floor. Andrea was not allowed to tell them what to do or how to fix it. Andrea Pewsey fought hard for quality and craftsmanship. The Registrar will submit a report of his findings. Andrea Pewsey will post on our website page. We can take them to small claims court to recoup some of the money we lost having to pay someone to move pool tables, pay someone to clean and a tech person to move our computers. John K will come back and check on the leveling of the pool tables.
2. **FRONTIER GATE LINE:** Optimum to locate and fix lines. The big problem is that the gate cards are not working. Cards can't communicate with the gate until fixed. Carla Awtry and Andrea Pewsey are working with them to fix asap! Andrea Pewsey will update us. Karen Summitt asked if we could take a laptop to gate, to work to communicate with the gate? Andrea Pewsey said only with a strong Wi-Fi. We need two lines to be placed underground. Andrea Pewsey will update on the situation.

## **PUBLICITY AND COMMUNICATION**

1. **Website:** Carla Awtry said we don't have the passwords to our website. We are trying to resolve she will update us.

## **RECREATION AND ENTERTAINMENT**

1. Father's Day Cornhole Tournament June 15, 2024, at the Marina.
2. ROCKIN THE RIVER will be on August 17, 2024, at the marina. We have a band already reserved. Banners and flyers in clubhouse and office to support the event.

## **STRATEGIC PLANNING COMMITTEE**

1. Karen Summitt / Board of Governors requested an Audit. Karen Summitt is working on it. Reviewing all transactions, then will have a second review in 2 weeks by CPA or Board of Governors and will be done in 5 to 6 weeks.
2. SHADE AT THE MARINA Scott is sanding the poles and priming and painting them. He will be done soon.

**LAUNCH RAMP COMMITTEE:** Chris Young, we have 6 bids, and we are down to 1 bid. Chris Young would like to make a motion to have a town-hall meeting on June 6, 2024, at 6 pm to discuss the bids with the community. We would like to send out to vote sometime in June. 60 days and due in August. We were hoping to present 2 bids, but one of them did not have an Arizona License and changed his mind. Andrea Pewsey motioned for a town-hall meeting and Lou Michaels 2nd and carried in favor of town hall meeting. The contractor will be present for the meeting. A member suggested showing maps and drawings on the TV screen. Member asked about supervision Chris Young said yes like Pat Kerr, Paul Merz, etc. Contractors know there will be an audience. Marina will only need to be closed for 1 day. The Jet ski Ramp will remain open except for that one day that the Marina is closed. There will be V grooves. Mark Aery wanted to make sure addresses are up to date. Andrea Pewsey will check on the 75 that were returned. But otherwise, all good.

## **ARTICLES OF INCORPORATION COMMITTEE:**

1. We had a closed-door meeting on May 21, 2024 to go thru line by line, redline per redline. The only issue that came up was the one-time assessment fee of \$2,500.00. The \$2,500.00

assessment fee will be effective on May 4, 2024. Bob McMahon said there was a question about written requirement on mail in ballots absentee ballots. Attorney made a comment on written approval on pg. 6, 33-1812. Must be signed and clarification. Bob is waiting for the attorney's answer.

2. Karen Summitt is working on policy for Voters.
3. Ballot numbering -Chris Elvert asked why, Bob is checking on reason. Andrea Pewsey made a motion to send to Board of Governors for vote Sue Steeber 2nd and carried. Mark Aery to schedule a meeting right asap, he will have to call them Vince and Dee are out of town, so we will have to do an email vote.

## **OLD BUSINESS**

1. Tristate Wi-Fi - Tristate wi-fi will not be using any of Willow Valley Properties. They will now be using private property. They have 3 sites Dike Road, the Tree Side, and across Hwy 95. They moved it because Willow Valley always wanted to be paid, had issues with placement etc. A question was asked where on Dike's Rd. and Karen Summitt said on Dike Rd by the Marina. New lot development, they are working with tribe for pole placement. They want to make sure they get it right. It will cost Tristate Wi-Fi 100K to 180K to do this work. The clubhouse and Marina will still get free Wi-Fi.
2. Pump house - Bubba still working with roofer. Date on pump house TBD.
3. CPR Class- will be held this Sunday June 2, 2024, and June 10 ,2024 at Marina. The cost is \$50.00 pp. We already have 5 signed up for the first class and 4 or 5 signed up for second class.
4. Gate Cards - already discussed
5. Ballots - Bob McMahon already discussed signatures on Ballots.
6. Printing Ballots - Chris Elvert says we want to print in house. Andrea Pewsey said we have the paper and believes we approved this last November. Carla Awtry said maybe someone can make us a bigger ballot box, so we don't have to open the box until it is time to count the votes.
7. Policy for Voters - Karen Summitt said to send her any recommendations that you have.
8. Growth Zone will be able to designate payments etc. Dock rentals; guest passes; Carla Awtry said can we funnel that money into the Marina instead of the general fund. The Marina has a budget of \$3,000.00, and it is not enough to maintain the Marina. Tree trimming two times a year costs roughly \$2,500.00, that leaves about \$500.00 to do any other maintenance that the Marina needs, which is not enough. Docks are constantly being damaged. It would be nice to be able to generate the money from the Marina and put it towards the repairs. We would know exactly what we raised. It would be itemized and organized account codes. Andrea made a motion to add line item, and Randy Burton 2nd it, and carried.
9. Carla Awtry provided a packet on solar lights. Carla Awtry said that 2 new flags were given to Willow Valley Clubhouse. Carla would like to have solar lights installed 1 for each pole, so that it can stay up and not come down on a regular basis.
10. **UNPAID DUES** - Carla Awtry said we have about \$80,000. Carla would like to start filing liens on properties not paying dues. Carla Awtry made a motion that she will start the process of filing liens, Chris Elvert 2nd it, and carried.

11. **Reserve Account**- We currently have a lot of money in the reserve account that is currently making about \$4.00 a month in interest. Carla said why can't we take that money and put it into a higher interest earning account? Ref Attachment. 35% November revenue. Carla checked with the CPA and the CPA says we can do it. Bob McMahon thinks that it's anything over 7%. (Bob thinks 35% is misleading). The CPA advised Carla that there are no issues with it, and that we are entitled to it. Karen Summitt said there is over 300K between the Reserve Account and Savings Account. Karen said other boards take reserves and put into short term CD's and rotate the money when they expire, a portion for use and a portion to invest. Hold 12 -18 months for operating / invest the rest. Andrea made a motion to look into CD's and rates. Sue Steeber 2nd and carried.
12. **Growth Zone**- Karen Summitt said Carla and Brianna are new and they did not get to sit in at the beginning of the training, so we would like to extend the training for 1 month. It would cost \$600.00. Andrea Pewsey, Sue Steeber, and Lisa Eilar will also be attending the training so more eyes are on it. Karen Summitt said they did offer them a credit card reader for 3%. Andrea Pewsey needs to check what chase Interest rate is on their reader. Our reader expires in 90 days. A Reader threw Growth Zone is \$125.00 and it will put every transaction in the right category. We will wait and see what Chase's fees are.

#### **New Business-**

1. Bob McMahon had a question. Bob said that Brett W applied for The Board of Governors. Mark Aery didn't get it. Mark Aery said we will vote in August. We would need it soon, so maybe an email vote, Bob will try and arrange it.

**Questioning Willow Valley Parcels** - Not in old System, 1999 purchases, now in the system. We don't have any file on it. We are requesting docs from the title company. Map shows that it is not part of Willow Valley (WV 12) Karen Summitt said she might be sued for misrepresentation, Karen Summitts map shows that it is part of Willow Valley. Karen Summitt trying to do research/ maps. Karen's map is different and why not in County Map. Bob McMahon says maybe it was replated. Whatever the reason, it is up to the realtor, title company, or seller to show paperwork proof, but not the office!

Mark Aery - At Beach gate someone made a magnet out of their vehicle sticker. Andrea Pewsey said please make sure that you have your stickers and that they are in the right spot and affixed to your vehicle.

Meeting Adjourn @ 10:20