

# WILLOW VALLEY CLUB ASSOCIATION

## BOARD OF DIRECTORS' MEETING

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

MEETING HELD: FEBRUARY 1<sup>ST</sup>, 2025 @ 9:00 AM

**1.0 CALL TO ORDER:** The Board of Directors meeting was called to order by Sue Steeber @ 9:00 am

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

1.Roll Call: Sue Steeber, Carla Awtry, Chris Elvert, Mark Aery, Lisa Eilar, Karen Summitt, Randy Burton, Ken Koch, Bryan Osborne, Lou Michels, Chris Young

2.ABSENT: Andrea Pewsey

3. Number of general members attending meeting: 19

### **2.0 APPROVE MEETING MINUTES FROM JANUARY 4<sup>TH</sup>, 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 to approve January 4<sup>th</sup>, 2025, meeting minutes, was made by Lisa Eilar, 2<sup>nd</sup> by Lou Michels, and carried.

### **3.0 TRESURY REPORT**

Carla Awtry said that as of December 31<sup>st</sup>, 2024, we have a total combined in all accounts is \$413,053.33 and our total in the general fund is \$223,165.20 . Carla said that our building account is low, and we will be moving funds into that account. We have \$4545.57 in the events fund and that money will always stay in that account. A motion to approve December 2024, treasures report was made by Lisa Eilar, 2<sup>nd</sup> by Carla Awtry, and carried.

### **4.0 STANDING COMMITTEES**

#### **a. BUILDING AND MAITENENCE – Lou Michels**

Lou Michels made an Announcement regarding Superbowl party next Sunday at the Clubhouse on Sunday February 9<sup>th</sup>. Bring your own drinks and your favorite dish. Doors open at 3:30 pm.

## **i. Ferrellgas**

The caretakers' house at the marina ran out of propane on a Saturday. They were on a prepaid account with Ferrellgas that they were unaware of and also they did not know they were supposed to monitor the gauge and make sure they did not run out, they were never told. They were out of gas from Saturday to Tuesday and it was quite cold. Right now, we are not on any service. Carla is checking on a Service and pricing with Ferrellgas. It was \$700.00 to fill the tank. We would like to get an account and have them service the tank bi-annually. Carla is also checking into a gauge to be put on the tank that you can monitor with an app on your phone. Carla will also call and check what A & B Propane prices are.

Lou Michels said that he is currently in the process of putting in Poles and bumpers, tie offs at the jet ski and boat ramps for single riders who must tie off to go and get their trailers. That will be done in the next few days. Bryan Osborne asked about signs for the boat docks. Discussion between Lou Michels and Bryan Osborne regarding boat dock signs, how high we make the boat dock signs. We have poles already and signs already. Waiting for installation of signs on poles.

Lou Michels said that there is a bunch of heavy silt at the entrance of the beach parking lot that golf carts are getting stuck in. Scott and Seth will rectify that today and get that silt pushed out of there.

The trimming of the palm trees that we got approved, last month, we are just waiting on a date and Scheduling with Brody Phillips. Lou brought up that he would like to have a yearly budget of \$5000.00 for tree care maintenance, since it is taking a lot of his budget for the marina repairs and upkeep.

We are just waiting for our electrician to come and do the upgrades to the electrical panel, right now we are waiting for scheduling.

The caretakers took it upon themselves to clean up the area of the Jet ski point. They put down some rock around and made it look nice.

## **ii. Sprinkler System**

Lou Michels said a quote was requested for sprinkler system, timers, grass, and a cover in the marina area is for \$3066.89. Lou Michels made a motion for \$3100.00 for a sprinkler system, timers, grass and a cover, 2<sup>nd</sup> by Chris Elvert, and carried.

## **b. PUBLICITY AND COMUNICATION – Carla Awtry**

### **i. Lien Budget**

Carla Awtry had a question on how much money is she allowed to spend on filing liens at the court house. Carla said it cost about \$100.00 per lien filed . We are adding the cost of the lien and any postage fees on their bill. Discussion on how many Carla can do at a time and how much it would cost. A motion was made by Chris Elvert for \$2500.00 for filing liens, 2<sup>nd</sup> by Bryan Osborne and carried.

Carla Awtry told Lou from now on that anyone that he hired to do work, that she needs them to fill out a W-9. Karen Summitt said there is a process for it and anyone that you pay \$600.00 or more to needs to fill out a W-9. Carla said from now on everyone needs to fill one out regardless and if we don't need it, we won't use it. Corporations and LLCs are exempt from that.

### **c. RECREATION AND ENTERTAINMENT \_-** Bryan Osborne

End of Summer party will be 2<sup>nd</sup> Saturday of October. More information to come as we plan out the details.

Pancake Breakfast – February 2nd

Superbowl party – February 9<sup>th</sup>

March – Cornhole tournament, if the grass in the marina is not finished, we will have it at the clubhouse.

April – Car show was moved from May to April depending on what is going on with marina grass area. More information to come as we plan out the details.

Summer kick – off party - More details to come as we plan out the details.

### **5.0 STRATEGIC PLANNING – Karen Summitt**

Karen Summitt has finished the strategic planning guide, and this is what she has so far. If anyone has any more information on something you see in the guide, email Karen and let her know. This guide is what her committee has come up with so far, there will be more added as it comes up.

A member asked what the process is to have a community event that is open to the whole community. Carla Awtry told them if offered to the entire community that it is free. Karen Summitt said to the member that they will have to get a hold of the office to fill out paperwork and pick a day on the calendar that is available.

### **6.0 OLD BUSINESS**

#### **a. Waiver by Board of Directors – Results from Attorney**

Waiver Update –attorneys are still working on it, Karen has no update.

#### **b. Escrow Policy & Procedures – Property Form & Approval**

Sue Steeber said that we all reviewed the policy, and everyone was ok with it. Sue Steeber said that we added a signature line for the Board of Directors. Chris Elvert made a motion to approve the new Policy and form, 2<sup>nd</sup> by Karen Summitt, and carried.

#### **c. Update to Willow Valley 12**

We have had no updates from the attorneys yet. Chris Elvert said some background on Willow Valley 12 is on the tree side and for some reason there was a portion cut off from our Willow Valley Map. Some residents have become owners have joined us and some others have opted out of joining and some have joined and now being told they are not part of Willow Valley, so we are trying to get clarification from our attorney.

#### **7.0 NEW BUSINESS**

A member brought up that on the south side of the beach where the rocks are starting to erode up on top. Lou Michels said that we will look at it. Mark Aery said that we need volunteers to help count ballots and oversee the election. Lou Michels and Sue Steeber volunteered. No one on the ballot can volunteer. Mark Aery explained the process of ballot counting.

Also, if anyone wants to be a write-in candidate, go in the office and complete the paperwork.

Sue Steeber made a motion to adjourn .

Meeting adjourned at 9:48.

