



**Willow Valley Club Association**  
Board of Directors Meeting  
November 1, 2025, 9 am  
549 Gordon Drive, Mohave Valley, AZ 86440

1. **Call to Order:** The board meeting was called to order by Chris Elvert at 9:01 am.
  - a. Pledge of Allegiance: Chris Elvert led the Pledge of Allegiance; 9 out of 10 board members were present making it a quorum.
  - b. A moment of silence was observed for the man who lost his life to an accident at the marina.
  - c. Roll Call:
    - i. Chris Elvert, Sue Steeber, Carla Awtry, Lisa Eilar, Karen Summitt, Randy Burton, Paul Merz, Andrea Pewsey & Mark Aery
    - ii. Absent – Ken Koch
  - a. General membership in attendance – 34, General membership via Zoom – 2
2. **Approve meeting minutes from October 4, 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 typo was found in the last paragraph regarding member misbehavior; “threats instead of “treats”. A motion to approve October 4<sup>th</sup>, 2025, with the noted change was made by Sue Steeber, 2<sup>nd</sup> by Chris Elvert, and carried.
3. **Approve Treasurer Report from September 2025**
  - a. Carla Awtry said there is nothing unusual to report regarding the treasurer’s report. Carla Awtry made a motion to approve the September 2025 treasurer's report, 2<sup>nd</sup> by Chris Elvert, and carried.
4. **Standing Committees**
  - a. Building and Maintenance – Paul Merz
    - i. Paul Merz has been working with the Marina caretakers weeding and grooming, regarding the area behind the clubhouse for Superbowl parking lot. Paul got a bid for 43 tons of Sedona decomposed granite we can have it delivered for the cost of \$1,532.33, for more compaction behind the clubhouse in the back 250 ft. x 50 ft. Scott will spread it out with a tractor. Motion was made by Chris Elvert to allocate \$1,600.00 for the rock behind the clubhouse, 2<sup>nd</sup> by Andrea Pewsey, and carried. Andrea Pewsey said we need to provide gas for Scott’s tractor. Asphalt near the marina is deteriorating. Chris Elvert said that the bid to concrete the area was \$10,000. Considering a concrete curb or divider as a temporary patch. We will get bids.
  - b. Publicity and Communication – Carla Awtry
    - i. No updates unless there are questions about Facebook or the website.

- c. Recreation and Entertainment – Chris Elvert (Bryan Osborne absent)
  - i. Car show is November 8th; sprinklers need to be protected.
  - ii. Charity bingo is November 28th, the day after Thanksgiving.
  - iii. Carla is organizing a craft fair Saturday November 29<sup>th</sup> at the clubhouse.
  - iv. Annual Christmas parade is November 29<sup>th</sup>, at the Marina.
  - v. Bingo is 2<sup>nd</sup> & 4<sup>th</sup> Tuesday's each month, and Monday night football is ongoing.
  - vi. Pancake breakfast is scheduled for November 2, 2025
  - vii. Paul Merz wants to shut on irrigation next week to dry out grass area.
- 5. **Strategic Planning – Karen Summitt**
  - a. Ending this year and starting a new year. Let her know if you have anything to add, planning for the next three to five years a Zoom meeting will be scheduled.
- 6. **New Business**
  - a. Assign new Building & Maintenance – New Co-Chair Position
    - i. Lou Michels has stepped down, and Paul Merz has been covering the position, Chris Elvert made a motion for Paul Merz to take over Co- Chair position for Building and Maintenance, 2<sup>nd</sup> by Sue Steeber and carried.
  - b. Recreation & Entertainment – New Co-Chair Position
    - i. Chris Elvert made a motion for Carla Awtry to take over Recreation and Entertainment as Co-Chair, 2<sup>nd</sup> by Sue Steeber, and carried.
  - c. Upcoming election new board member nominations – Mark Aery
    - i. District 2 (2-year term): Sue Steeber is the incumbent and staying.
    - ii. District 4 (2-year term): Randy Burton is the incumbent and staying.
    - iii. Director at Large (2-year term): Andrea Pewsey will not stay; Ted Martin nominated.
    - iv. Secretary: Lisa Eilar is incumbent and will stay, Corine McMahon nominated Lisa Eilar for Secretary.
    - v. Treasurer: Carla Awtry is incumbent and staying. Corine McMahon nominated Carla Awtry for Treasurer.
    - vi. No absentee ballots received.
    - vii. Three vacancies are expected on the board.
    - viii. District 3 is still vacant.
    - ix. Zoom Question – What are the requirements for Director at Large? Karen Summitt Explained the following: **Board member duties & Requirements** –
      - x. Board members are equal, each with a vote, and represent their specific district.
      - xi. They attend 12 meetings a year and answer community questions, sometimes at inconvenient times.
      - xii. A director at large is not assigned to a specific area.
      - xiii. Anyone can join, and if they don't want to do the job, they can resign.
      - xiv. Laurie Abeles wants to volunteer for the Director at Large position. Laurie Abeles will have to turn in her nomination form as a write-in since she was on the zoom meeting. We will approve ballot at the December meeting.
  - d. Sargent of Arms – Gate Keeper Positions

- i. Non-voting position, tabled for verification
- e. Gate cards turned off for non-paid dues
  - i. Carla Awtry stated the office is doing this, not sure why it's on the agenda
- 7. Old Business**
  - a. Tri-State Wi-Fi – Karen Summitt
    - i. Still in design / permit process. Placing on Dyke Road. (Karen spoke with them last week).
  - b. Property liens – Carla Awtry
    - i. We Have a policy; Bob McMahon is checking with Attorney. The current policy lists the lien as the first course of business, and judgement as its last, which needs to be reversed. We would rather get a judgement and not a foreclosure on members. Chris Elvert said that 10% of past due are trying to bring current. Chris Elvert made a motion to reverse language to judgement first, then lien. 2<sup>nd</sup> by Sue Steeber and carried. Karen Summitt abstained.
  - c. Ramp task team – Sam Eilar
    - i. Arizona Corps of Army Engineers (ACOE) will renew our permit in March. We need to get a new biological Survey (current is 6 years old) getting bids. We need to reinforce Dike wall and ramp wall. Adding to scope of work. A Topography report was obtained and given to contractors to help with bids. The first biological survey bid was for \$4500.00. At the next meeting we should have some proposals.

#### **Public Comments –**

##### **Chris Young –**

I wasn't here for the last few meetings. Here are the mistakes I may have made. I volunteered to help with ramp. I have experience with the scope of work, bids, and contracts. I started meeting with Steward Concrete, he wanted engineered plans and topographical information upfront \$5000.00 to \$8000.00. He wanted \$200,000 for the job. He excused himself. 2<sup>nd</sup> thing- after Pat Kerr yelled at me, I started leaning early on Pat Kerr for Help. His friend Ron Norman has experience; he did Rainbow Marina. I asked him for a quote (several times. He didn't want to get involved but has good resources). I should not have asked for a 50% discount on engineering from Stewart Construction. Odell, Eckert, and Arizona West were the other bidders. Odell never bid. Chris Young, Chris Elvert, Sue Steeber, and Bob McMahon met with bidders. The Cofferdam should have been at Marina mouth, not at pipe. We should have had a designated cofferdam company doing the dam. Paul Merz, Chris Elvert, Andrea Pewsey, and Bob McMahon were very responsible during the process. They were not responsible for the cofferdam and took a lot of heat. Sue Steeber and Karen Summitt helped also.

##### **Corine McMahon –**

Corine had a question regarding accounts and what was bought that was labeled Amazon. Carla Awtry said that she changed the process, instead of the caretakers taking the debit card, she orders all supplies on amazon now. Toilet Paper, Cleaning Supplies, office supplies. The Podium, white board, etc. Carla will see if about providing details of purchases –

change description. Corine also asked about monthly cleaning for events. \$300.00 +\$100.00 for event cleaning.

**Gary Stuck –**

What happened with marina accident? It was explained to him that it was a 62 yr. old white male, not from our area, passed away during the flight to Las Vegas. Our new cameras caught the whole thing. It did not look like he tried to brake or stop. The caretakers have the investigators' phone number.

8. **Adjourn:** 9:57 am