

WILLOW VALLEY CLUB ASSOCIATION

BOARD OF DIRECTORS' MEETING

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

MEETING HELD, APRIL 19, 2025 @ 9:00 AM

1.0 Call to order: The Board of Directors meeting was called to order by Andrea Pewsey @9:00 AM.

A. Pledge of Allegiance: Andrea Pewsey let the pledge of allegiance. 10 out of 10 board members were present making it a quorum.

B. Roll Call

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

Absent: No one is absent.

Number of General Members attending the meeting: 15

2.0 Swear in new Board Member: Mark Aery swore in New BOD Paul Merz.

3.0 Approve Meeting Minutes from March 1st, 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 March 1st, 2025, meeting minutes was made by Andrea Pewsey, 2nd by Sue Steeber and motion carried.

4.0 Treasury Report

Andrea Pewsey made a motion to approve March 2025 Treasures report, 2nd by Lisa Eilar

5.0 BOD Chair Positions, 3 positions on Board Building and Maintenance, Entertainment, Publicity, Nomination & Approval for Year Term.

Andrea Pewsey made a motion to nominate Chris Elvert to Be BOD Chairman, 2nd by Sue Steeber, and carried. Chris Elvert made a motion to nominate Sue Steeber to be Co- Chairman, 2nd by Ken Koch, and carried. Chris Elvert made a motion to nominate Lou Michels for Building and Maintenance, 2nd by Andrea Pewsey, and carried. Chris Elvert said that we would postpone Recreation and Entertainment until the next meeting. Chris Elvert made a motion to nominate Carla Awtry for Publicity, 2nd by Sue Steeber, and carried.

Skip to 10.b.

FIRE HYDRANT INFORMATION BY DON GIBSON

Don Gibson, retired division chief from Mohave Valley Fire Dept., provided information on fire hydrants. Willow Valley was initially developed without fire codes requiring fire hydrants or water companies to maintain water flow. New developments are required to meet a thousand gallons per minute requirement for fire hydrants. Epcor has been repairing lines and installing valves, and the fire department donates fire hydrants to water companies. Fire hydrants are the

responsibility of the water utility, and Epcor has been diligent in replacing or repairing them. Epcor is upgrading the system, improving water flow, and installing hydrants at the minimum requirement of 600ft apart. Installing a new fire hydrant costs between \$7,500 to almost \$10,000. The blow-off valve is on 4-inch PVC and is purely put in as blow-off valves so that they could flush the water system and keep the system cleaner. Epcor has replaced four of those jones heads with actual hydrants. Contact Epcor or the fire department to report broken or leaning hydrants. New hydrants are being installed along King Street with the new tank. The association can work with Epcor to add hydrants, potentially splitting the cost. New subdivisions are required to have proper infrastructure for water pressure and volume. Epcor's upgrades are phased and may take 10-15 years to complete. Epcor is replacing lines and installing hydrants during repairs. New hydrants are wet barrels with three outlets and individual valves. Grants may be available for hydrant installation.

The county sends plot plans of new subdivisions to the fire department to check turning radiuses for equipment and ensure proper hydrant and valves spacing on water lines.

The fire department has water tenders (two 3,000-gallon tenders, with a new one being built and another coming from San Bernardino County) and engines carrying 1000-1200 gallons of water. The primary station was responding to another fire when the mentioned fire broke out. The first engine on scene had two firefighters and 1,000 gallons of water. A hydrant would have been helpful if it was close enough, despite the engine carrying 1,000 feet of five-inch hose. Street width is an infrastructure concern; parking on narrow streets can impede fire truck access. 22ft wide streets = no parking, 24ft wide streets = parking on one side, only 26ft wide streets = parking on both sides. The first water tender on the scene (3,000 gallons from Station 84) supported the engine fighting the main fire. A water tender from Golden Shores also supported engines protecting nearby structures. A third water tender came from firefighters returning from another call. Three water tenders are dispatched to structure fires in areas with limited water. A 3,000-gallon pumper costs \$850,000. Fire truck water tenders are different from construction water trucks. Fire trucks require a minimum output of 1,000 gallons per minute. A construction water truck might cost \$70,000, while the fire truck portion adds \$300,000 due to flow requirements.

WEED ABATEMENT & COUNTY ORDINANCES

Karen Summitt said a task team will address weed abatement issues and improve the process for enforcing state and county statutes/ordinances. The current county ordinances lack "teeth" and are not functional. The fire department can write letters, but property owners can ignore them. The county handles open lot storage, but often stops pursuing violations if the view is blocked by a fence. Chief Martin stated that a particular property was written up many times, but the county stopped pursuing the issue once a makeshift fence was erected. The goal of the task team is to gain more support to influence the supervisors. The current process involves a 180-day timeline, which is hindered by the county attorney's office lacking staff to handle these cases. Taxpayers ultimately pay for the cleanup of non-compliant properties, but there is no effective way to recover the costs. Liens for re-abatement are low priority compared to tax liens and mortgages. State legislation prevents these costs from being added to property taxes. The fire department encourages people to call with questions. A town hall meeting at the fire department could be organized to inform the community about weed abatement and related issues. Community can help by taking care of their own property and creating defensible space. The fire

department has assisted with hardship cases, such as cleaning up properties for widows. Volunteers from the community have helped with these cleanups. Community members can organize to help those who can't afford to clean their property. The county Dump may waive the fees sometimes for volunteer clean up and Trash companies may donate a dumpster to help with these efforts. The fire district is proficient in rural water operations, including shuttling water with water tenders. Example: Oatman fire where water was shuttled 8-10 miles due to lack of hydrants. The fire district is supportive of the community and dedicated to protecting residents. Community can assist by not blocking streets during structure fires to allow water tenders access. Traffic control may be needed to prevent congestion. 65% of the district has hydrants, while 40% relies on water tenders.

6.0 Standing Committees

a. Building and Maintenance – Lou Michels

Our Caretakers work very hard, they are very passionate and committed to Willow Valley. Recent improvements include new trash cans at the beach, new trees in the picnic area, and signs for the memorial at Summer's Point. Project to install a walkway and curb along the sprinkler/tree area to control sand and silt. Includes walkways to picnic areas with electric access. Lou Michels made a Motion to approve the lower quote of \$6,500 for the project, 2nd by Chris Elvert, and carried.

Sticker Policy - Letter Sticker& Card Deactivated after second offense.

New policy: First offense results in a letter, second offense results in card deactivation until a fee is paid. Aim is to protect members and their assets by controlling access.

b. Publicity and Communication- Carla Awtry

i. Replacement Sticker Fees

The cost is about \$800 every three months for sticker material and printing. Considering charging a fee for replacement stickers to recoup costs. Raw cost per sticker is about a dollar. Proposal: One free replacement sticker, then a \$10 fee for each additional sticker. The current policy allows up to 15 stickers per person for different vehicles. Stickers must be placed on the specific vehicle with the matching license plate. Chris Elvert made a motion that one free replacement sticker should be provided per vehicle. Any replacements after that will cost \$10. 2nd by Sue Steeber and carried.

ii. Repercussions for Rude Behavior of WVCA Staff

Carla notes that the office staff has been subjected to verbal abuse, including being called names and yelled at. Carla wants to implement repercussions for such behavior. Suggestion to create a beach conduct policy that includes conduct at the office window and on the phone. The policy would allow for fines or revocation of privileges. Alternative method for those who are rude: they can still pay their dues and be part of the community, but they must conduct their business online. A suggestion was made to install a camera at the window and by the front door to record interactions. This would eliminate "he said, she said" situations. BOD will make up a policy and bring back to BOD Meeting.

d. Deferred

7.0 Other Committees

WEED ABATEMENT AND FIRE PREVENTION COMMITTEE

A new committee was formed by Karen Summitt, due to concerns about overgrown vegetation and fire risk. The committee includes members from the Chamber of Commerce, the Association of Realtors, county supervisors, and fire officials. The goal is to develop a policy and process to enforce weed abatement, potentially including assessments on properties. Karen wants to put some teeth into the statute and revert it to the county ordinance so that they can start doing stuff locally. Karen suggests that the association can contact the fire department if they see a property that needs attention.

8.0 Strategic Planning – Karen Summitt

COMMUNITY PLAN AND POLICIES

The community is working on developing policies and a policy manual. The goal is to ensure consistent procedures for the office, caretakers, and others. The community is working on getting permits from the county for Wi-Fi installation.

9.0 Old Business

a. Membership- Unnamed Spouses

To add a spouse to a membership, a marriage license is required.

b. Budget -Deferred

10.0 New Business

a. Company Owned vehicles not owned by the member

The issue: How to allow people driving company vehicles to get beach access stickers. Require a letter from the insurance company stating the driver is insured on the vehicle. Chris Elvert made a Motion to require a letterhead from the insurance company stating the driver is insured to get a sticker. Letter Also from Employer on with company letterhead. 2nd by Sue Steeber and carried.

c. Light Pole Removal

MEC (Mohave electrical company) wants to get rid of the light poles at the clubhouse and doesn't want to service them anymore. Quote to move the light pole 10ft was \$3,000 - \$3,500. MEC will remove the lights and poles for free, saving \$20/month in electricity. Chris Elvert made a Motion to Contact MEC to remove the poles and then install our own new lights or solar lights to keep our building lit up. 2nd by Lou Michels and carried.

d. Pipeline lots – Carla Awtry

Lots will be married to existing properties. Karen told Escrow not to send us their demand paperwork because they are not part of Willow Valley. Five lots have been granted an easement release by the

pipeline company (reduced from 100ft to 30ft). These lots can now be buildable. The easement release needs to be signed and recorded with the county. Once recorded, the board can add \$2500.00

Assessment fee for these lots. Karen instructed the title company not to send anything until the easement release is recorded. The pipeline easement was originally 100ft in the 1950s but was verbally changed when the subdivision was built. The pipeline company surveyed the area and determined the minimum distance from the pipeline was 30ft due to existing houses. Karen will provide a list of the affected parcels.

Meeting Adjourned at 10:41 AM.