

**WILLOW VALLEY CLUB ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

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

**MEETING HEALD FEB 5, 2022 @ 9 AM**

The Board of Directors meeting was called to order at 9:15 am by Eric Villalobos.

Bob Slater led the Pledge of Allegiance 11 out of 13 board members present making it a quorum.

Present: Eric Villalobos, Randy Stewart, Ed Peters, Mark Aery, Randy Burton, Bob Slater, Marc Bestwick, Dee Adcox-Kimberlin, Andrea Pewsey, Corinne McMahon, Teresa Brown

Absent: Michelle Bennett, Rodney Martinez

Number of General Members attending: 28

**MINUTES FROM JANUARY 2022**

Motion to Approved for Jan 8, 2022 minutes by Teresa Brown and 2nd by Corinne McMahon all in favor motion passed

Not read in meetings. Sent to the entire board to review and read prior to the meeting. Copies were provided to members at the meeting and are available on the website and in the office if needed.

**TREASURY REPORT**

Treasury Report Updated November and December emailed to board

Motion to approve both reports by Teresa Brown 2nd by Corinne McMahon and table approved by all approved.

**BUILDING AND MAINTENANCE**

Water Tower and tree of easement. Andrea stated trees are on the easement of our property. Mike Wilkie & Randy Stewart to get bids to have them trimmed way back. Member stated Roberts tree Service did last time. Another member stated Baker tree Service does a good job.

Randy Stewart proposed yearly contact with Hazelwood. \$800.00 includes 4 annual service calls (4) Batteries, plus 2 nonscheduled calls, but excludes calls from damage. Dee Adcox stated we have already spent 2100 this year. Eric Villalobos asked Dee Adcox to provide a breakdown of the \$2100. Corrine McMahon made motion to table until the board has more information, 2<sup>nd</sup> by Teresa, all approved. Debra Pewsey in the office will mail breakdown to board with other documents.

**PUBLICITY AND COMMUNICATION**

Please see website

**BOARD OF ENTERTAINMENT**

Andrea Pewsey stated pancake breakfast to be held Sunday (02/13/22)

March will be the last breakfast.

### **ARTICLES OF INCORPORATION**

New Lots Cimmaron Lakes – Bob McMahon stated has is not going to be able to spend time on this due to personal reasons in the next few months. Eric Villalobos asked Teresa Brown if she could take over this project and she accepted. Teresa Brown would like to use a real estate lawyer.

Bylaws have been stalled due to budget decisions. Budget can be set using members and associate dues and assessments. Randy Stewart made motion keep how the budget is determined to remain the same as it is. 2<sup>nd</sup> by Marcus Bestwick. All approved. Bob McMahon will prepare a copy for BOD approval before it gets submitted to attorney for final approval. Bob McMahon estimates 4-5 months before it will be ready to go to membership for vote.

Ethans Way – Bob McMahon's map supplied to the office was incorrect, Teresa Brown accurately pointed out that these properties are not part of Willow Valley Estates 12. There are approximately 30 properties in WVE12 that think they are part of WVE12.

Board has three options – Make them Honorary that is not transferrable, have the homeowners add a declaration from the club adding to Willow Valley Estates 12 or tell them they are not members. Meeting to be held later that afternoon to discuss. (Eric Villalobos, Bob McMahon, Teresa Brown and Debra Pewsey)

### **OLD BUSINESS**

Tri-state contract signed. Tristate poles on back order due to Covid. Site walk within two weeks. 6-9 months for completion.

Teresa Brown thought it might be a good idea to get another gate and card reader. Randy Stewart said there is no power. Board to look into this as it gets closer.

North County Health Care Mobile last Thursday in Dec. Mobile Health care every last Thursday of the month. Very positive feed back from community. Eric Villalobos requested Deb Pewsey in the office to follow up with the company to find out threshold to keep returning.

Bob McMahon said the Publicity & Communication is currently being filled by Dee Adcox who is also the Treasurer. So I anybody in the audience is interested to contact the office or a board member.

Marina & Dredge & Developer – Marc Scott – Forman for developer got up to speak. "Building 19 lots. They needed 10,000 Cy of dirt, said there was contract drawn up and they were to dig a whole 100'x170'x15'. The marina dredge material of 10,000 cy was supposed to be put they would finish it and then we would have our overflow parking lot back." He said the dredging was way behind and wasn't back filled correctly and he has no where to put his dirt. Then Ralph (who is the owner of the development) said the dredging contract stated they were pulling 9400 cy which was great so everything balances. The dredging company only put 4700 cy back in the pit. The problem is where are we getting the extra 6000 cy of dirt.

Andrea Pewsey (Secretary of the Board) stated she recently took over this project from Corrine McMahon on Jan 31, 2022. She stated she had sent a "Letter of Intent" to RM Excavating and the owner immediately called her. He of course promised her that they would be there working 10-12 hours a day next week to get the dirt moved from the parking lot to the pit. This did not happen as scheduled. Andrea Pewsey did tell him she was going after his license and bond. Andrea Pewsey's main goal was to get the marina opened and operational.

Regarding the hole and estimated 10,000 cy of dirt being moved, she wasn't sure where that comes from as it's not in any contract. She is not sure where that comes from. But regarding the agreement signed by WVCA and Ralph Roach, the size of the bowwow pit was to be 100'x1170'x8' deep. From the measurements that the board and community did the hole is twice as deep as it was supposed to be.

Karen Summitt asked how much the dredging contractor was to take out of the marina. Corrine McMahon answered 9,600 cy. was the estimate.

Eric Villalobos recapped – Please know Andrea Pewsey and the Board is working on this. At the end of day we may need to hire an additional contractor to move and level dirt. Its part of life and construction. When asked is the board got three bids. Eric Villalobos answered yes and said WVCA has a big red tag and nobody wants to do business with this community because they have screwed by people on the previous boards. We can't change the past.

Andrea Pewsey said there is no contract with terms and conditions with our contractors. It's all our fault that a quote was signed.

Corrine McMahon made a motion to give Andrea Pewsey authority to move forward to get the dirt moved, parking lot level and compaction testing completed. A special meeting will be held to approve quotes if needed. 2<sup>nd</sup> by Teresa Brown approved by all.

### **NEW BUSINESS**

Guest launch will be limited one guest launch per member per day with a total of 20 guest launches per day to be sold in total. Corrine McMahon made a final motion to approve the above Randy Stewart 2<sup>nd</sup> all approved.

Marina grass area updates and enhancements tabled for future and added.

Member brought up rules about having to get a birth certificate to prove hat he is his dad's son. This is a requirement unless you live with your parents and have the same address as your parent on your driver's license. There is a list of acceptable documents. However, a passport doesn't state who your parents are so that couldn't be used unless the address is the same as your parents.

MOTION WAS MADE BY RANDY STEWART O ADJOURN MEETING 2ND by ERIC VILLALOBOS ALL APPROVE

### **Synopsis of after meeting**

Ralph Roach said there is about 5,000 cy short. Who is paying for that will be the question?

Andrea Pewsey to get three bids to push the dirt to level dirt that is already in the hole, get dirt moved from the marina parking lot and get dirt in the hole compaction tested. Going after RM for a portion of this money.

Ralph Roach needed roughly 14,000 cy for his development he dug the hole for what he needed. Our contract with him stated he would get approximately 5,000 cy. He states that our dredging contractor stated he was pulling approximately 9,400 cy. He actually only pulled approximately 5,000 cy. The next phase will discuss who is paying for the shortage of dirt. \$40,000.00 to \$60,000.00 is the cost of the dirt.