

**WILLOW VALLEY CLUB ASSOCIATION  
BOARD OF DIRECTORS MEETING**

Meeting held at 549 E Gordon Dr. Mohave Valley, AZ  
4/20/19

The Board of Directors meeting was called to order at: 10:00am by: Randy. Randy Led the Pledge of Allegiance. 13 Board members were in attendance making a quorum.

Present: Randy Stewart, Gil Angulo, Teresa Brown, Dee Adcox-Kimberlin, Ed Peters, Cori McMahon, Bret Welday, Vince Nelson, John Kingham Howard Leadley, Gail Peters

Absent: Bob Burleson, Ryan Lewis

Number of General Members attending: 13

\*Swearing in of new members, Nancy Beard- Secretary, Bob Hopkins – Director at large, Eric Villalobos – Director at large. Election of the Board Chairman and Committee members were elected and approved

Chairman: District 2-Corrine McMahon

Co- Chairman District 3– Gil Angulo

Treasurer: Dee Adcox-Kimberlin

Liaison to Board of Governors – District 4– Bret Welday

Building & Maintenance Chairman – Howard Leadley

Entertainment & Recreation Chairman- John Kingham

Publicity & Communications – Dee Adcox- Kimberlin

**Minutes from March, 2019 meeting:**

Nancy Beard read the minutes from the previous meeting. **Randy made a motion to accept the minutes, Ed Second, motion Carried.**

**Treasures Report:**

Dee Adcox-Kimberlin read the Financials from January, February and March. Motion was made by Cori to accept the January and February budget, to table discussion on March financials, until Dee could provide a more detailed report of the budget. **Randy second, motion carried.**

**Dee made a motion requesting to transfer 10% of dues to building fund. John 2<sup>nd</sup>, motion carried.**

**Board of Governors report:**

Gail Peters read the Governors report. Teresa Brown was named as secretary, Chairman and Delegate. **Motion to accept made by Randy, Cori 2<sup>nd</sup>, motion carried.**

**Building and Maintenance Clubhouse/Marina Report:**

Howard reported that 8 lights are being rented at a cost of \$63.63 and was looking into a price to purchase the lights from Mohave Electric, **motion to table was made by Cori, John 2<sup>nd</sup>, motion carried.**

**Publicity and Communications Report:**

Dee read her report regarding publicity and communications. **Randy made a motion to disconnect the marina phone, keeping the Internet for the gate. Cori 2<sup>nd</sup>, motion carried.**

**Cori made a motion to table Tri State Internet until more information can be obtained. 2<sup>nd</sup>, motion carried.**

**Recreation and Entertainment report:**

John read the recreation report, Pancake Breakfast will resume in Oct. He had a community member requesting to have a BBQ to kick off summer. Arizona pipeline will donate the use of their large BBQ. Asking to waive the \$50 rental fee and have a \$300 donation from the pancake fund for supplies and food. **Motion was made by Randy and Gil 2<sup>nd</sup>. Motion carried.**

**Articles of Incorporation/By-Laws Committee:**

Bob McMahon –Met with then current lawyer Jamie Kelley, who was able to answer some of the questions presented to her. She informed him we are a planned community, meaning we are also controlled by Title 10 and by Title 33 of the ARS. The attorney explained the reason is you have to be a member if you purchase into the community, there is no option to ‘opt-out’. She did mention on the assessments/late fees there could be a \$15 or 10% which ever is greater. This can be assessed only once per year. Bob is looking for ways to approve the updated AOI without an 85% vote, which will be labor intensive and will report back with other options. During the meeting Ms. Kelley informed Bob, she no longer wished to be involved with our process. She referred us to a law firm that deals with Associations and Planned Communities, Carpenter and Hazelwood, located in Tempe. Attorney Eddie Rudder has requested the following, current Articles of Incorporation, By-laws and CC&Rs. Bob is in process of having the CC&Rs sent to her. The hourly rate will be \$330. Dee requested to make a change on the budget under ‘legal’ from \$2500 to \$5000 as was previously approved by the board.

**Ed made a motion to stop the process of updating the AOI and Bylaws, Gail 2<sup>nd</sup>, motion Denied.**

We will table this until we get more information from the new Attorney.

**Old Business:**

The Marina ramp was passed with an overwhelming majority vote.

Yes 320

No 94

**New Business:**

**Motion to adjourn the meeting at 12:00 pm by Bret, Gail 2<sup>nd</sup>. Motion Carried**

*Minutes approved 5/2/19*

*Nancy Beard WVCA Secretary*