

**Willow Valley Club Association**  
Board of Directors Meeting  
Saturday, October 4, 9 am  
549 Gordon Drive, Mohave Valley AZ 86440



1. Call to Order: The Board of Directors meeting was called to order by Chris Elvert at 9:00 am.
  - a. Pledge of Allegiance: Chris Elvert led the Pledge of Allegiance; 10 out of 11 board members were present making it a quorum.
  - b. Roll Call:
    - i. Chris Elvert, Sue Steeber, Carla Awtry, Karen Summitt, Lisa Eilar, Paul Merz, Lou Michels, Mark Aery, Ken Koch, Andrea Pewsey.
    - ii. Absent – Randy Burton.
  - c. General membership in attendance – 85, General membership via Zoom – 18

Chris Elvert stated that the meeting will not be conducted like the last meeting was. There will be no yelling, shouting, fighting, or we'll adjourn the meeting.

2. Approve Meeting Minutes from September 6, 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. Karen Summitt made a motion to amend the number of members attending the meeting, 2<sup>nd</sup> by Sue Steeber and carried. Chris Elvert voted no; he feels the minutes are incomplete; he felt they did not reflect on how nasty the meeting was.
3. Approve Treasurer Report from July 2025 and August 2025
  - a. Lou Michels made a motion to approve July 2025 and August 2025 Treasurer Report, 2<sup>nd</sup> by Mark Aery, and carried.
  - b. Carla Awtry said that an Audit of the books going back 10 years is pending. Carla is searching for an out-of-town CPA to conduct a forensic Audit.
4. Standing Committees
  - a. Building and Maintenance- Lou Michels
    - i. A new cover was installed at the marina over the tables.
    - ii. The side gate will be open and manned for the End of the Summer Party.
    - iii. We need volunteers to help man the gate for the End of the Summer Party.
  - b. Publicity and Communication – Carla Awtry
    - i. To be on the Willow Valley Club Association Facebook page, members must be paid and in good standing.
    - ii. Aliases cannot be used on Facebook page. You must be able to verify the system.
    - iii. Must be able to verify them in the system.
  - c. Recreation and Entertainment - Bryan Osbourn
    - i. End of Summer Party next Saturday, October 11, 2025.
    - ii. Trunk or Treat Saturday October 25, 2025. Start Setting up at 4:00 pm, it starts at 5:00pm
    - iii. Need Judges for Trunk or Treat.

- iv. Prizes for best costume adult and child, best group costume, best themed vehicle.
- v. Car show on November 8, 2025.
- vi. Need Judges for the car show.
- vii. Rick Nelson Memorial Christmas parade November 29, 2025.
- viii. John Kinghan is making a nice memorial banner for the Rick Nelson Memorial Christmas Parade.
- ix. Need judges for the Christmas parade. There is a Trophy for first place for best float.
- x. Breakfast starts back up tomorrow October 5<sup>th</sup> at 8:00 am at the clubhouse.
- xi. Breakfast is \$5.00 per person. John Kinhan said to come enjoy some cheer.

5. Strategic Planning – Karen Summitt

- a. Updated policy is under review and Karen will bring it to the next meeting.
- b. If anyone has anything that they want to add, let Karen Know.

6. New Business

- a. Lou Micheals AC not Adequate
  - i. AC issues in bingo room, Breezy Air recommends new ducting and a 3-ton mini split.
  - ii. 3 bids received River Valley, Tri State AC, Breezy Air.
  - iii. \$13,500.00 take out of building and maintenance.
  - iv. Lou Micheals made motion to approve AC, 2<sup>nd</sup> by Carla Autry, motion carried.
- b. Boat Slip Reservations
  - i. Was tabled for further discussions.
  - ii. The slip box was put at chest height and with lower water its unreachable.
- c. Z Fiber Camera system
  - i. Quote from Z Fiber to put cameras in the marina area, front gate, docks, boat parking, and exit gate.
  - ii. Lou Micheals could have it on his phone.
  - iii. Cost: \$1,130 for the camera kit and \$65/month for the run.
  - iv. They attempted to get three bids, but Z Fiber was the only one that came through.
  - v. There is no contract, so it can be canceled at any time.
  - vi. Four licenses will be provided at that cost.
  - vii. Checking into the audio part of that.
  - viii. Carla Awtry made a motion to get the camera for \$1,130 and \$65 a month, 2<sup>nd</sup> by Karen Summitt, and carried.
  - ix. 1 member opposed wants ramp fixed first.

Zoom verses Live Stream for Meetings.

- Live Stream camera on website, can watch live or watch later \$310.00 no monthly fee.
- Anyone who can watch would be public.
- Zoom \$1300.00 a year for 1,000 people
- Karen Summitt does not think it should be open to the public.
- Patt Kerr asks what present procedure is for minutes. Do we pre-approve them and cross out stuff?
- The process of recording and transcribing the minutes was explained.
- Lisa Eilar records on multiple devices and uses translation software.

- Sue also takes notes.
- The process takes 3-4 days.
- Draft minutes are reviewed and corrected by board members before being posted.
- Lisa Eilar encourages people to contact her if they notice any omissions or errors in the minutes.
- Chris Elvert says we should stay with Karens zoom for now to see what happens.
- Carl Awtry, we will need a new laptop.

## 7. Old Business

- a. Tri State WI FI
  - i. Delays with company being sold.
- b. Property Leins
  - i. Bob Mc Mahan checking with attorney, tabled for now.
- c. Standard Operating Procedure SOP
  - i. Lou Micheals made motion, Sue Steeber carried motion carried.
- d. Ramp Task Team Updates
  - i. Patt Kerr introduced Dave Bravemen OSHA 30 safety inspector, went to school in San Diego for ACOE class to be construction manager to contactors doing ACOE projects.
  - ii. Dave Bravemen says our ramp does not meet ACOE standards.
  - iii. Andrea Pewsey says we can't find any inspectors.
  - iv. Karen Summitt states that it's the ramp teams' purpose to tell board what's wrong, progress reports, how to pay, etc.
  - v. Sam Eilar reports progress for the 1st month.
  - vi. Met with Mid Cal Dredging at Marina they performed a grid plot of marina recording dept at points threw out the marina.
  - vii. Have other contractors in discussions and waiting for proposals. Extreme Development, Ability Concrete
  - viii. Lisa Eilar asks what their opinion of the ramp was. Sam states that contractors said slope of ramp is wrong shouldn't flatten out at lower portion.
  - ix. Andrea Pewsey asks if they measured ramp. Sam said no, they didn't; they could see it.
  - x. Lisa Eilar says we still don't have an answer to why the slope was changed.
  - xi. Andrea Pewsey says we need an engineer to sign off she can't find one.
  - xii. Chris Elvert asks if there's anything the board can do to help?
  - xiii. Lisa Eilar says to work together as a team. Can't move forward if BOD doesn't agree the ramp is built wrong.
  - xiv. The ramp we got is not what the community voted for, and there is still no explanation why the slope was changed.
  - xv. Karen Summitt states that BOD created Task Team to provide suggestions, figure out what's wrong with ramp, provide solutions and move forward.
  - xvi. Carla Awtry states we know how it was supposed to be and it's not that way or to ACOE standards.
  - xvii. Chris Elvert states that we are supporting this, wants evaluation of ramp in writing with costs to repair.
  - xviii. Lisa Eilar States that Paul and Andrea are not supporting it on Facebook.
  - xix. Sue Steeber says let's move forward.

- xx. Sam Eilar says that ramp extensions and metal plates, bolts are not safe and could cause injury. Recommend removal or some other corrective measures. Insurance may not cover injury claims if we have hazards at our ramp.
- xxi. Lou suggests we cover with rubber pads for now, so we have no issues. Russ will fix we will contact him.
- xxii. Dan Hinsley said nobody listened when they were told what to do.
- xxiii. Dave Bertino will buy the steel and finish the bottom of ramp it will be done correctly. He was asked to present a scope of work to BOD.
- xxiv. Patt Kerr says this is our last hurrah, that we won't get another chance. With people like Chris Elvert, Andrea Pewsey and Paul Merz making decisions, we can't move forward.
- xxv. Chris Elvert says the community must vote not the board.
- xxvi. Patt Kerr asked why we don't have quarterly meetings. He asked BOD if he should turn in a compliance letter stating that work is all done correctly. All say no.
- xxvii. Patt Kerr states that if we don't get this done our property values are going to fall.
- xxviii. Patt makes motion for 3 people to resign, members in attendance agree.
- xxix. Patt says there's an unreported amount of \$10,900.00 related to Arizona West payments.
- xxx. Karen Summitt expresses concerns about others working on ramp that could void Arizona West guarantee.
- xxxi. Ted Griffin asked why contractor hasn't been back yet.
- xxxii. Lisa Eilar says he can't work in water till Oct.
- xxxiii. Andrea Pewsey says not true can work from 7-1 to 12-31
- xxxiv. Andrea Pewsey states that the contract allowed for a 3-degree variance and that Russ couldn't go as far as planned because of the dam's placement. Chris was informed of slope change in email, and it was approved from 15 degrees to 12 degrees.
- xxxv. Andrea Pewsey asks everyone to go inspect it and BOD approved it.
- xxxvi. Mark Avery states that he relies on the launch committee's approval for signing checks and that he didn't sign the last check.
- xxxvii. Chris Elvert says there was no launch committee.
- xxxviii. Mark Avery says he voted against paying for the pads.
- xxxix. Lou Michels states the board depended on people we put in charge of the committee. Decisions, votes based on what committee told BOD.
- xl. Lou Michels claims the degree of the ramp was changed without most board members' knowledge.
- xli. David Jent's makes a point about the other 3 BOD members who were kicked off board, but these members still get to sit up there and make bad decisions.
- xlii. Lisa Eilar said when she got an email, she said she had issues, but nobody listened.
- xliii. Lisa Eilar made a motion to remove Andrea from BOD for missing over 3 meetings and her involvement with ramp changes. Carla Autry 2<sup>nd</sup>, Karen Summitt, Ken Koch, Paul Merz, Sue Steeber, Chris Elvert, Mark Avery, Lou Micheals vote no Andrea Pewsey abstained. Motion failed.
- xliv. Rita Heaps yelled this Board of Directors agrees on nothing.

- xliv. Lisa Eilar made a Motion to remove Paul for his abusive behavior towards members and his involvement with ramp changes. No 2<sup>nd</sup>, motion dead.
- xlvi. Chris Elvert there are spots open for upcoming elections. November meeting is for nominations. Nomination forms are at the office. Members in good standing can run. Also, you can read bylaws and get signatures to remove us before then if you want.
- xlvii. Rick Burns asked to note minutes that Chris Elvert was laughing.
- xlvi. Chris Elvert says I am not laughing.
- xlix. Rick Burns says we need a selfless BOD that will do what they need to do for the community and to fix our bylaws. People have been asking for a forensic audit for 5 years. We met with BOG and now you're doing it. I want a date.
  - 1. Chris Elvert says we will add to monthly agenda.
  - li. Rick says we need checks and balances between BOD and BOG.
  - lii. Karen Summitt says we did an independent audit 2 years ago. BOG has asked BOD for forensic audit, and they are doing it.
  - liii. Carl Awtry is working on it, and the process is in the by-laws.
  - liv. Andrea Pewsey states that audits are the responsibility of BOG.
  - lv. Todd White asks about \$900 for propane at marina, was there a leak?
  - lvi. Chris Elvert says there was and it's fixed now with digital monitoring.
  - lvii. Patt Kerr asking about quarterly meetings.
  - lviii. Andrea Pewsey says BOG has quarterly 4 meetings and BOD is monthly 12 meetings.
  - lix. Ted Griffin Says all should be on hold until ramp is fixed, no painting, no cameras, and quit spending dollars on stuff.
  - lx. Chris Elvert says you realize ramp work won't happen right away.
  - lxi. Member Carol asked about billing statements.
  - lxii. Carla says if you don't have an email, you will get a paper statement.
  - lxiii. Chris explained that costs are higher with everything.
  - lxiv. Andrea explained that the bylaws allow for a 10% increase each year.
  - lxv. Chris Elvert states that a member misbehaved at an event using offensive language and making threats. The BOD will be addressing this behavior at a closed-door meeting. The BOD will decide how to address members. A letter will be sent out on Monday. The email vote on the matter failed.

8. Adjourned

- a. The meeting is adjourned at 10:46 am.
- b. Attendees are encouraged to attend breakfast the next day.