



**Willow Valley Club Association
Board of Directors Meeting
Saturday, September 6, 2025, 9 am
549 Gordon Drive, Mohave Valley AZ 86440**

1. Call to Order: Chris Elvert called the meeting to order at 9 am.
 - A. Pledge of allegiance – Chris Elvert
 - i. 9 out of 11 board members in attendance to make a quorum
 - B. Roll call:
 - i. Chris Elvert, Sue Steeber, Carla Awtry, Karen Summitt, Randy Burton, Lisa Eilar, Paul Merz, Lou Michels & Mark Aery
 - ii. Absent – Andrea Pewsey & Ken Koch
 - C. Membership members in attendance –
2. Approve August 2, 2025, meeting minutes
 - A. Board members review meeting minutes, which are available online and at the office. Lou Michels moved to approve the August 2, 2025 minutes; Carla Awtry seconded, and the motion carried.
3. Standing Committees
 - A. Building & Maintenance – Lou Michels
 - Labor Day weekend was successful with no incidents to report
 - The caretakers counted 161 boats launched at the marina
 - The rock boat was moved back into service and placed in the beach parking lot
 - New shades have been hung on the patio
 - A new cover for the second set of tables in the marina grass area will be installed in about a week
 - Lou donated tables to the palapas
 - Lou proposed acquiring two additional pop-up tents from Walmart for \$200. The group discussed the comparative quality of lower-cost options versus higher-priced alternatives, and Lou will obtain several bids for consideration.
 - B. Publicity & Maintenance – Carla Awtry
 - Facebook updates are being provided regularly, the association page has almost 1,000 members
 - Property owners and memberships in good standing can join
 - C. Recreation & Entertainment – Bryan Osborne
 - The end of summer event will take place at the marina on 10-11-2025, starting at 2 pm. Tyler Halsey will perform live, and food will be provided by a taco truck.
 - Pancake breakfast starts October 5th in the clubhouse, \$5 per person.
 - Trunk or Treat is on October 25, 2025. Set-up begins at 4 pm, and the event starts at 5 pm.
 - Monday night football will be shown in the clubhouse throughout the season
 - The second annual car show will take place on November 8, 2025. Registration opens today, September 6, 2025.
 - The craft fair and Christmas parade will take place on November 29, 2025
4. Strategic Planning – Karen Summitt
 - We are holding off until other policies on major projects are in place

5. Old Business

- A. Tri State Wi-Fi – Karen Summitt
 - i. Materials are still being gathered
 - ii. We Should have an update by week of 9-8-2025
- B. Property Liens
 - i. Carla Awtry & Karen Summitt have worked on property liens and will forward them to Bob McMahon for our attorney to review
- C. Ramp concerns – *** moved to end of meeting

6. New Business

- A. Approving Construction Policy
 - i. The board of directors reviewed changes to the construction policy
 - ii. For any amount exceeding \$20,000, the organization will seek to engage an external director.
 - iii. Karen stated “I would rather have amore detailed policy than less detailed”
 - iv. The SOP includes project identification, scope of work, bid proposals, contracting, project oversight, communication, inspection and quality control
 - v. The board will review the SOP and provide input
 - vi. Chris Elvert moved to return the Standard Operating Procedure (SOP) to the agenda as old business for review at the next board meeting scheduled for October 4th. The motion was seconded by Lou and approved.
- B. Liaison to Board of Governors open roll
 - i. Andrea Pewsey stepped down from position
 - ii. Ken Koch expressed interest in roll
 - iii. Chris Elvert moved to appoint Ken Koch as the liaison to the Board of Governors, effective September 6, 2025; the motion was seconded by Sue Steeber and carried.
- C. Breezy Air
 - i. Breezy Air submitted an air conditioning proposal for banquet room
 - ii. The board will seek other bids
 - iii. Breezy Air suggested relocating supply ducts, adding a return, reconfiguring the system and adding a mini split
 - iv. The goal is to maximize air flow, and possibly upgrade to a 7-ton unit

*** Ramp concerns –

- Karen Summitt got a separate contractor to inspect the ramp before the meeting.
- The contractor reported that the ramp slope is within the acceptable range based on the original contract (3% variance).
- The construction method is in accordance with the U.S. Army Corps of Engineers standards.
- T-plates were missing but have been replaced.
- The ramp needs grading in two places
- Dredging should be performed under approved projects in November or December when the water is lowest.
- The ramp is functional and compliant with approved engineering methods.

- Lisa Eilar questions the expertise of the inspector, Luke Phillips, as his website doesn't mention ramps.
- Karen Summitt said that Luke Phillips from Fusion and Phillips Excavation has experience with ramps and docks in the area.
- Contractors don't want to work for them because of interruptions and comments from members.
- Karen got an expert's opinion on the ramp's functionality.
- The expert watched a boat launch and reviewed permits, contractor's notes, and diagrams.
- The expert said it is functional and safe within the parameters.
- The board will fix the ramp if there's a problem.

Anonymous Expert Report – Lou Michels

- Chris Elvert and Lou Michels met with another expert with 40 years of experience who wants to remain anonymous.

The expert's report:

Slope is not the problem

Sand and silt would take away any deeper extension of the ramp.

Low water is a big problem.

The marina needs dredging.

Slurry the sides of the ramp to prevent undercutting.

Rip, wrap, and slurry the west side of the marina to secure the peninsula from erosion.

The expert is in the process of writing a scope of work on how to complete the riprap and the dredging.

Transparency & Moving Forward

- Lisa Eilar states: "Those guys that want to remain unknown, they are not helping the situation at all. They should stand here in front of us and have balls to stand up and prove their point. That is nothing to me. Nothing at all. No proof. We do not even know who the man is. It could be Mickey Mouse."
- Chris Elvert stated, "The board is trying to be transparent and figure out how they got here to avoid repeating mistakes."
- The construction project is being taken out of their hands to move forward.
- Lisa Eilar states: "That's why we are where we are right now, because of the lack of transparency. And I think everybody in the community would agree with that."

Public Speakers – Will be limited to three (3) minutes, with more time available for presentations

- Mr. Mandzor deferred to speak to allow the boat ramp issue to move forward.

Dennis Ferncez –

A land development professional with experience in Colorado River construction, believes the project was put in the hands of unqualified people. Finds handwritten proposals and addendums to unprofessional agreements, especially for six-figure jobs. Recommends a formal application process for all vendors, including qualifications, licenses, past work, scope of work, timeline, and payment schedule. States that he had previously worked with

Phillips Excavating on a ramp project and that 6 % ramp slope is unacceptable. Believes the current pad extensions are inadequate and do not comply with Army Corps regulations citing missing turndowns/cutoff walls and gaps in pads that could twist an ankle, metal plates and bolts could cut feet. Expresses concern about working in the river during restricted months due to endangered species and questions about the safety of steel straps and redheads used for fastening concrete. Suggests reviewing proposals to fix the marina to the original plan from 5-6 years ago to enable ramp usage next summer. Offers to serve as an unpaid consultant to provide oversight for the project. Advocates for recording meetings, making them accessible online, and potentially holding them on weeknights for better attendance.

Previous efforts & current state of the ramp

- The board contacted 14 companies, received two reasonable bids, and decided after town hall meetings with member input.
- Dennis Ferncez states that the ramp is inadequate, and another member agrees.
- Lisa Eilar states that some board members don't care to fix the ramp.
- Karen asked Dennis if he had a proposal to fix it. Dennis stated that the Army Corps of engineering gave us the plans to build it all we had to do was follow it.
- Dennis was firm that he thinks we should start by getting bids, but half of this board does not believe anything is wrong with the ramp.
- Dennis asked who approved of the marina work in July. Chris stated that the board did.
- Dennis stated that it violates the Army corps of engineering plans.
- Chris stated he had not ever seen the plans until 3 weeks ago.
- Dennis wants to know who is responsible for the safety down at the ramp. Chris stated that they put a sign up that says, "launch at your own risk"
- Karen suggested a task team and made a motion to form a task force to include Lisa and Carla to obtain bids and develop a proposal for repairing the ramp, 2nd by Carla and carried.
- Dennis asked whose responsibility it was to get the zoom set up. Karen stated she would have it ready for the next meeting.

Sam Eilar –

Sam provided a handout regarding the Army Corps of Engineers standards. The chairman agrees with Sam's measurements. Sam stated the pictures show a 6% and 6.44% reading on the lower 25-foot range of the ramp. Sam stated that the slope should be 12 to 16%. Sam stated that the permit is accepted if you apply by the application submitted to ACOE at 12.5%. Sam stated that the work was to be done in the fall, not in July. Sam stated that the slope of the ramp is important to prevent car parts from going into the water in regard to environmental regulations. The drawing was written up to match ACOE standards since 2022, but it was ignored. The contractor and the ramp committee decided on their own to change it. He expressed concerns over the ramp in an email dated December 20th. The ramp needs to be fixed before the Army Corps sees what has been done and that the Army Corps can make the ramps public. Corrective measures, fines, legal action, and permit revocation can occur. The original contract was to go down at the same slope all the way down. There are no cut-off walls or turn-down walls. The board refused to listen to him and told him that they wanted an outside opinion not from a community member. They are in violation of their permit with the Army Corps of Engineers.

Sam believes that the ramp needs to be removed. It is possible to put the turn-down walls in. The Army Corps gives a simple drawing that a 3 year old can understand. V grooving is a requirement of Army Corps of Engineers. Emphasizing our ramp is in major violation.

- Member asked Sam Eilar if he could explain what type of work experience that he has.

Sam's Expertise

Has worked in public works for 35 years since 1988.

He worked for a company in California for 30 years.

He was the superintendent over the reinforcing steel at 6th Street Bridge in Los Angeles.

Sam stated that he is retired now but ,he used to hold an A and B general license and a concrete, swimming pool and rebar license in California for 13 years.

Ramp angle flattening

- Lisa Eilar stated that Paul, Russ, Bubba, and Chris Young agreed to the angle flattening at the end
- The main concern is the slope angle.
- There was a contract signed by board members allowing a 3-degree variance.
- The variance is in degrees, not percentages.

Addressing Board Member Action

- There is concern about board members approving a vote without putting it on the agenda.
- The policy is changing to avoid recurrence.
- Chris Elvert stated that there is a process to remove board members.
- Bylaws require a written petition from the membership followed by a vote.
- Elections are coming up in a couple of months.

Rick Burns

Potential Lawsuit - A group is prepared to initiate legal proceedings if the ramp is not repaired.

Closed door meetings

- Rick Burns questioned the need for secret meetings.
- Closed-door meetings are for personnel issues, such as emails and Facebook posts.
- There are emails that could incriminate board members.
- Closed meetings are necessary for personnel issues.
- A motion was made by Karen to inform the membership when a closed-door meeting is held for HR or legal issues 2nd by Chris Elvert and carried.

Travis Raynor

Ramp Issues & Boat Launching Difficulties

- A member with a small boat is having difficulty launching.
- Other ramps in the area are easier to use.

- The current ramp does not meet the documented 12.5% slope.
- The member stated that they must back their truck far into the water to launch their boat.

Contract & Responsibility

- The permit states a 12.5% slope, which translates to 8.5 to 7 degrees.
- The current slope is at 3.6 to 4 degrees.
- There was a 3-degree variance given.
- The contractor should know the Army Corps of Engineers' standards.

Blame & Bullying

- Lisa Eilar stated that Bubba and Paul changed the angles.
- Lisa Eilar expressed feeling bullied and discredited by other board members.
- A member said these two ladies referring to Lisa Eilar and Carla Awtry have done something, the rest of you need to get the hell out of here, your inadequate. We should hire property management company.

Addressing the ramp issue

- Chris suggested getting a licensed contractor to provide a cost estimate for fixing the ramp.
- The board cannot control the vote, the members do.
- Travis stated that guidelines are not being followed, and people are allowed to change them, someone should be held accountable.

Patt Kerr

Past Issues & Disagreements

- Speaker has been discussing the same issues in the room for eight years.
- A \$18,000 payment was not approved by the members and may have been for damage caused by a contractor.
- There were hundreds of thousands of dollars in losses in less than 10 years.
- Claims that the board was told that they could not transfer the permit.

Permit & Project Issues

- Patt Kerr claims that in the minutes from 2023, someone thanked them for getting the permit.
- Patt Kerr says they told the contractor he was in over his head.
- Pat Kerr claims the project is not complete and the marina needs to be dredged about 10ft.
- The mouth of the river is 1ft.-9in. when the marina is 4ft, making it 6ft higher than the bottom of the river. Because it has been self-dredging for 30 years.

Kathy Roche drawing

- Andrea contacted Kathy Roche for a drawing to take to Phoenix to show a contractor.
- The drawing was rejected because Kathy Roche was not an Arizona licensed engineer and did not have a stamp of approval on it.
- Sue claims she never saw the drawing or contacted Kathy for it.

Corinne McMahon

Past board decisions

- Corine McMahon says that she was involved with 1st ramp, got a call when she was undergoing a PET scan and questioned Eric V.'s decision to add 4 1/2 inches on top of 4 inches fearing it would ruin the slope, but Eric made an "executive decision."
- The original proposal was to remove the original ramp and repair the whole thing.
- The speaker says they put on Facebook that they failed as board members and took responsibility, even though they did not make the decision.

Patt Kerr

Current issues & future steps

- Speaker says that nobody on the board should have anything to do with construction.
- If the project is not done by winter of 2026, we lose the ramp. Let someone who knows what they are doing handle the ramp.
- Dredging is needed, and environmental studies are only good for so long.

Contractor Challenges

- Sam contacted London Bridge Marine to make an appointment to discuss our marina project.
- London Bridge Marine declined to invest any additional time and effort due to past experiences with our HOA going with amateurs.
- Dennis says that we might have to write a check to get someone to spend the time on a proposal.

Karen Summitt – Standard Operating Procedure (SOP) & Task Team

- Karen suggests the board needs to review the SOP for the projects.
- Karen proposes that they should have a policy in place on how they deal with projects like this.
- The task team's responsibility is to ensure that policies are in place to get qualified bids, review the bids based on their scope of work, and recommend bids to the board.

Ron Mick – Public comment

- Ron Mick says he has only been here a few months and does not know anyone.
- Ron is a big advocate of getting the ramp fixed properly.
- Ron was warned about the hassle with the ramp when he bought property in WVCA.
- Ron appreciates the volunteers, regardless of whether he agrees with them.
- Ron sees damage and a need for healing within the community.
- Ron notes that the talent within the community is not being utilized.

Schotie Williams

- Wants accountability for the marina mistake.
- Schotie wants to know who will take responsibility for the mistake.

Boards Knowledge & Approval

- Lisa Eilar said some board members knew about the change in the ramp's slope.
- Lisa Eilar Paul, Russ, Bubba, and Chris Young agreed to the angling flattening.
- Karen Summit claims that some board members were misinformed, and their vote was based on false information.

Contractors Role & Responsibility of Ramp Committee

- Carla Awtry – we had 4 or 5 people who decided and suggested to the contractor to change slope of ramp, we can all agree on that.
- Carla asks why contractor changed slope.
- Corinne then explains that as Chairman Andrea had the authority to direct contractor to change slope.
- Corinne said Andrea and all on ramp committee should not be allowed to serve on the board. Where is Andrea Pewsey today?
- Corinne expresses frustration that the chairman at the time was one of the biggest critics of the previous ramp but made the same decisions.
- Speaker suggests pursuing the contractor but acknowledges the potential issue of the decision being authorized by someone "above" the rest of the board, Andrea the Chairman.

Issues with Construction & Materials

- David Jents asks why we asked for money back when contractors' dam was failing. David states that we hired a contractor for ramp extensions and flushed another twenty thousand down the drain.
- Lisa Eilar shows a picture of the ramp, pointing out that rebar was not connected properly on one side of the ramp.
- Lisa Eilar claims that the board allowed the pour to happen without ensuring the rebar was correctly installed.

Ken Barker –

Ken says this is his first board meeting. Feels this meeting managed like a bunch of school children. Let us get some order in these meetings. Invest in some microphones.

Mike Armstrong – Past Issues & Ego

- Mike, a former maintenance director, notes a division in the board and ego-driven decision-making.
- Mike sees the same issues happening with some current board members
- Mike discusses the importance of vetting contractors who are adequately licensed and bonded for the community's benefit.
- Mike says we need proper SOW and documentation to be able to hold contractors accountable.
- Mike questions whether the board will pursue the contractor for inadequate work, emphasizing the need for documentation to prove the inadequacy.

Documentation & Accountability

- Mike states that proper documentation, including a detailed scope of work in the contract, is crucial for holding contractors accountable.
- Mike suggests that the current issue might stem from a lack of proper documentation in the contract.
- Chris Elvert says an attorney needs written documentation to take action against the contractor

Public Comments & Concerns

- Community member Maggie expresses dissatisfaction with the meeting, citing name-calling and personal attacks. Member then points Lisa Eilar out.
- Sam asks for assurance that future ramps will adhere strictly to Army Corps of Engineering standards.
- Sam asks of all in attendance that everyone agrees and we will not deviate from ACOE standards for any reason, and all agree

Board Agreement & Moving Forward

- The board agrees to move forward with a task force team to present a better ramp design.
- Karen Summitt is asked if she still believes the paperwork she presented is necessary.
- Mark Aery wants a change in the way he signs checks, better verification of completed projects.
- Carla said that she would like to investigate if the contractor is liable at all.
- Lisa Eilar thanked everyone for coming and expressed a passion for the community and a desire to serve its members. They feel that they were kept in the dark and that some individuals overstepped their authority.
- Lisa Eilar calls for the board to be more transparent, honest, and accept responsibility for actions, emphasizing that it should not operate as a dictatorship.
- Lou Michels said that this board cares about this community we all do, but yes some things were done wrong, and we will fix it.

Meeting Discussion

- Member David Jents who bought his boat in 2006 launched for almost 20 years with no problems, but now he cannot.
- Paul Merz stated that the river is running low this year.

Elections & By-Laws

- Elections are coming up in April. Nominations in November
- Chris Elvert said we will work on a full-scale forensic audit requested by BOG.

Meeting adjourn 11:44 am / le