

## WILLOW VALLEY CLUB ASSOCIATION

### BOARD OF DIRECTORS' MEETING

SATURDAY, JUNE 21, 2025, at 9:00 AM

549 GORDEN DRIVE, MOHAVE VALLEY AZ 86440

**1.0 CALL TO ORDER:** The board of directors meeting was called to order by Chris Elvert @ 9:01 AM.

**A. PLEDGE OF ALLIGIANCE:** Chris Elvert led the Pledge of Allegiance. 10 out of 11 Board members were present making it a quorum.

**B. Roll Call:**

**PRESENT:** Chris Elvert, Sue Steeber, Andrea Pewsey, Carla Awtry, Lou Michels, Karen Summitt, Ken Koch, Lisa Eilar, Mark Aery, Paul Merz.

**ABSENT:** Randy Burton.

**NUMBER OF GENERAL MEMBERS ATTENDING THE MEETING:** 17

**2.0 APPROVE MEETING MINUTES FROM MAY 3, 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 May 3, 2025, meeting minutes by Sue Steeber, 2<sup>nd</sup> by Lou Michels, and carried.

**3.0 APPROVE TREASURER REPORT FOR APRIL AND MAY:** Sue Steeber made a motion to approve the Treasurers Report for April and May. 2<sup>nd</sup> by Lou Michels and carried.

**4.0 STANDING COMMITTEES:**

**a. Building and Maintenance – Lou Michels**

The sidewalk and curbing down at the Marina are in and looks good. The palm trees have been skimmed. The tie-off poles for boats have become a nuisance, the water is too high to see them, so we removed them for now. We have been having an issue with our walkthrough gate; we will call Hazelwood to come out and investigate and see what's going on with it. July 4<sup>th</sup> weekend Friday, Saturday and Sunday the access gate on Dyke Rd. will be open. We will need volunteers to help man the gate. We are winding down on any major projects until the hot summer is over. Chris Elvert said he received a phone call at 8:30 pm with a member stating that the septic system had backed up and flooded the clubhouse. The plumber came out. The last time the septic was drained was November 2023. Also, the RO system is adding extra water to the system. We will be working on that and figuring that out. Lou Michels added a drop slot box for boat slips at the marina, Carla Awtry stated that a member had called and inquired about a bike rack for her e-bike. Carla called Seth and said we have one, we will move it to the parking area where it has better access and is more noticeable. Carla advised the member where the bike rack would be in the future.

**b. Publicity and Communication – Carla Awtry**

Facebook has about 934 members. Members must live in the neighborhood or own a home to be on our neighborhood page.

**i. Dropbox for Clubhouse Key Rental Return:** Carla suggested that the members who rent the clubhouse, can drop their key into a Dropbox, after using the clubhouse, instead of keeping it all weekend. We would like it placed by the bulletin board, also we will add it to the check-out procedure form. We would like to purchase a waterproof version, which has a door covering the keypad, which would help keep out dirt. The cost is \$109.99 Chris Elvert made a motion to install a Dropbox by the bulletin board in the clubhouse, 2<sup>nd</sup> by Sue Steeber and carried.

### **c. Recreation and Entertainment – Bryan Osborne**

A large community calendar is available to look at by the office in the clubhouse. Events are highlighted in color. Also, Bryan made a request for a 3rd porta potty for the end of summer party.

- **Our upcoming events are**
- **Black Light Bingo July 5, 2025**
- **The middle of August we will have a event in the Marina**
- **End of Summer Party with Taco truck, and a new shirt design October 11,2025**
- **Trunk or Treat October 25<sup>th</sup>, 2025**
- **Car show on November 8<sup>th</sup>, 2025**
- **Christmas Parade November 29<sup>th</sup>**
- **Charity Bingo December**

### **6.0 STRATEGIC PLANNING – Karen Summitt**

Nothing new has been added. I will have an update and add Tri State Wi-Fi. We will consider adding a new septic System, when we remodel the bathrooms. Lou Michels said we maybe have 2 years left before we need to replace the Septic System. It is more cost effective to get it pumped once a year right now.

#### **a. Vote on 3 policies for approval – Bob McMahon**

**1. Associate Member Policy** – We needed to update it concerning married couples that has a unnamed spouse can now be members and do not have to pay an associate member’s fee. Someone that is not married must pay the associate member’s fee. Chris Elvert gave an example of a situation that the office had yesterday. We had a situation where the mom and Stepdad had divorced and now daughter will lose their associate membership due to divorce. It was suggested to use discretion case by case basics. Bob McMahon said Arizona law dissolves the stepchild. Chris Elvert said that we should Add to Policy “If in dispute, appear before the BOD and Plead your case”. We could issue temporary stickers that are labeled temporary. Also allow long-term memberships in good standing and stepchildren of 2 years or more. Chris Elvert made a motion to accept the amended Associate membership Policy, 2<sup>nd</sup> by Sue Steeber, and carried.

**2. Vehicle Stickers Policy**- A motion to approve the policy but with the removal of Article X – Special Events was made by Sue Steeber, 2<sup>nd</sup> by Carla Awtry. Chris Elvert opposed it.

**3. Escrow Policy**- No changes. Sue Steeber made a motion to approve no changes to the escrow policy, 2<sup>nd</sup> by Ken Koch, and carried.

### **7.0 OLD BUSINESS**

#### **a. VOTE ON EASEMENTS / PIPELINE – Tabled**

Registrations / Stickers for leased/ company Vehicles – Use Temporary Place cards to put on dash with expiration date. Company vehicles must provide the correct documentation to receive a sticker.

**Willow Valley Estates 12** – Bob McMahon said that it is pretty cut and dry according to attorney. Chris Elvert said we discovered some lots that were accepted into the WVCA that were not a part of it. The attorney said if they have paid dues for years then we must include them in WVCA, and document in their file. If they have not paid their dues them, we don’t have to accept them in WVCA.

### **8.0 NEW BUSINESS –**

#### **A NEW SECURITY CAMERA SYSTEM –**

Carla Awtry said we need a new camera system. We have too many issues with disrespectful members yelling at our office staff yelling at the people in line. Being very Rude and disruptive. We have also advised the office staff, if need be, call 911 if you feel the situation is escalating too much. Right now, we have a high-tech government grade camera system. We are locked out of the

system. We would like to have video and audio at the front office counter window. Chris Elvert made a motion to approve the purchase of 2 Security cameras for \$413.50, 2<sup>nd</sup> by Sue Steeber.

**b. JET SKIS – SEADOO IN THE MARINA –**

Carla Awtry said a member called in to ask if they could reserve a slip in the marina. Discussion on Jet Skis in Marina. It was discussed that no Jet Skis or Sea Dos can be in the marina at all. Andrea Pewsey said if someone has a dolly for their jet ski they can have it in the back of their truck at the beach. But there are no trailers allowed at the beach. No gas is allowed; Jet Skis must be stickered.

**c. Multiple Buildings on Property –**

An Email was received regarding zoning within the association area. The question concerns whether multiple smaller site- built homes are allowed on a lot, or only a single – family home with an ADU. Bylaws state there cannot be any multiple housing. The Board will stick with their bylaws and county code rules.

**d. New Camera for Back of Caretakers House.** Their truck was damaged on Memorial Day Weekend Someone hit it. The Club should purchase a camera for them. We will table it until we get a quote for cameras for behind the caretakers' house, the docks, and parking lot.

Andrea Pewsey said someone complained about Hot handrails in the marina.

John Kinghan is concerned about the ice maker. It has a lot of Calcium build up. Chris Elvert has looked, and it is out of warranty.

John Kinghan wanted to make the Christmas Parade a memorial Xmas Parade for Rick Nelson.

**Adjourn -10:20 am.**