

Williamson Valley Ranch Road Association
WVRRRA.org
Minutes for the Regular Board of directors meeting
Held on September 11, 2023

Meeting Called to Order: The Regular Board of Directors meeting was called to order at 7:00 p.m. by Karl Scheib.

Notice of Meeting:

1. **Sandwich Boards:** Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, September 8, 2023.
2. **Emails:** Emails were sent to all known community members' email addresses on file on Thursday evening, September 7, 2023.
3. **Minutes will be posted on the website after the boards approve them.**

Roll Call of Board Members: Barbara Peterson, *absent*, Karl Scheib, Jim Washington, Bonnie Baker, Jim Copland, Brian Keller, Michael Schwartz, John Arietta, Bob Wood.

Quorum: 8 out of the 9 board members were in attendance. Quorum confirmed.

Other Community members present: A sign-in sheet recorded 26 community signed members yet 27 were in attendance.

Meeting Minutes: The minutes for the August 2023 Regular Board Meeting were previously read and approved by the Board and are now posted onto the website.

Sgt Jack Mattox came to the meeting to speak about how the Sheriffs can patrol our community. We are a private community, and the government does not maintain our roads. This means that if they patrol our community, even with the posted signs of 25 mph, they patrol our streets as if there is no posted speed limit sign. ALL Residential roads are 25 mph. The Sheriff department consulted with the county attorney's office regarding the enforcement in our area. Sgt Mattox wanted all the members to vote whether they want our community patrol. No vote was taken at this meeting.

Reports y Board and committees:

1. **President report:** absent
2. **Vice President report:**
 - a. Jeffrey Gautreaux of MDKG Law (Musgrove Drutz Kack & Gautreaux) in Prescott was interviewed.
 - b. Mr. Gautreaux will review our CC&R's, By-Laws, Association Rules and Resellers disclosure statement for content, clarity, and changes. The cost for document review & suggestions will be about \$1600.
 - i. Resellers disclosure statement – Jim Washington wanted the transfer fee increased. Everyone who purchases a property here is charged a one-time transfer fee at the time of escrow.
 - ii. The lawyer will review the CC&R's, By laws, Association Rules, Resellers disclosure statement for a fee of \$1600. He charges \$325/hr.
 - iii. This is just a review and no changes to these documents will be made at this time.
 - Update: Jim Washington delivered the contract to attorney Jeffery Gautreaux so he could begin the review process of our "Community Documents" for any legislative updates.

Motion to approve the \$1600 for lawyer to review documents and give suggestions made by Brian Keller. Motion was seconded Michael Schwartz. The Motion was carried by collective vote.

- c. A bid by Jonny's Tree Service of \$1100 for pruning the trees at the entrance of Williamson Valley Ranch Road. Prune the two cypress trees and elevate them up 6 feet off ground and sides, clean up and dispose. (An issue with power lines) Jonny's requiring a 50% deposit.

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- i. APS needs to be called as the cypress trees are very close to power lines. Does APS trim those trees???
- ii. A question about who owns the trees, as the board does not own any property. It was believed that the county owns that land and those trees. The question then came up does the county then pay for the trimming for those trees???

 - Update: One tree is on the property of Section 9 Investments, LLC and the other is on Palmer's property. According to Jim Washington, neither of the trees seem to be too close to the power lines.

- iii. Also, many property owners were not in favor of trimming those trees. And were not in favor of trimming those trees up 6 feet.

Motion to talk to the county first, then APS second and report back to the board by the next meeting was made by Jim Washington. Seconded by Brian Keller. The Motion was to hold off on trimming until more information is available at the next meeting. No decisions for trimming the cypress trees were made at this time. See update from above.

- d. Remind members that voting for new board members is coming up. We need a short bio if they want to be added to the list of people who want to join the board.
 - i. We currently have received two (2) people who want to join the board. 5 other people are interested, yet no bios have been received at this time.

A Motion to accept the Vice President's report made by Brian Keller. Motion was seconded Jim Washington. The Motion was carried by unanimous vote.

3. Treasurer:

Checking - One AZ Credit Union, Period Ending 08/31/2023

Beginning Balance	130,610.43
Speaker Check 08/03/2023 DC (JW) Big 5	-32.44
Interest Deposit 08/31/2023	<u>+29.91</u>
Register Balance as of 08/31/2023	130,607.90
Road Maintenance Bill Pmt -Check 09/01/2023 1193 Harddrives	-65,368.00
Speaker Refund (Big5) Deposit 09/05/2023 Big 5	<u>+32.44</u>
Ending Balance	65,272.34
Savings balance	\$25,012.45

- Question: The members wanted to know if we could investigate getting a different savings account that yields a higher interest rate. The treasurer stated he would investigate it.

A Motion to accept the Treasurer's report made by John Arietta. Motion was seconded Brian Keller. The Motion was carried by unanimous vote.

Additional treasure report: A speaker system was purchased by Jim Washington and was in use at this meeting.

4. Road Committee:

- a. Completion of Cowboy Trail asphalt. Harddrives was paid 90% (\$65,368.00), With 10% held back (approx. \$7000) for final approval. An in-depth talk ensued regarding how the road looks, the dip/bump, and the stripping of the road.
 - i. The roadway drop-off on Cowboy trail (new road) was dangerous and requiring shoulder back.

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- ii. Conversation regarding placing rock on both sides of the road as it's a big drop off and will damage the road if someone should pull off to the sides.
- iii. The builder of the home on Cowboy Trail and Friendly Meadow has damaged the roadway. Both Barbara Peterson and Michael Schwartz tried to speak with the builder/roofer who did not speak English. All Property owners receive a package at the close of escrow which states that if you or your contractor damage the roadway, it is your responsibility to fix or pay to fix the roadway.
- iv. Approx \$160,000 cost to finish Williamson Valley Ranch Road up past Friendly Meadow Road.
- v. Approx \$100,000 cost to do north Cowboy Trail
- vi. Approx \$40,000 cost to chip seal Williamson Valley Ranch Road.

Motion was made to put rock on edges of road (Shoulder Back) to bring the grade of the road even. The board needs to get a bid regarding placing rocks on edges of the road on Cowboy Trail to prevent damage. A Motion to get a bid for placing rock on edges (Shoulder Back) to road on Cowboy Trail was made by Bonnie Baker and seconded by Jim Washington. The motion was carried by unanimous vote.

No motion about accepting the road committee report was made at this time.

- Jim Copland stated that he got a bid from Harddrives to sealcoat Williamson Valley Ranch Road (WVRR). Approx \$40,000 in cost. It was felt that it was too high of a bid. The bid was from Harddrives.
 - Discussion about not having more roads being done by Harddrives.
- Many community members asked about the completion of the north Cowboy Trail. They were told that the cost would exceed what the board's budget has at this time. Approx \$100,000 to do North Cowboy Trail. Another very lengthy discussion about doing this road first.
 - A few property owners were frustrated that the road committee wanted to do WVRR before North Cowboy trail.
- A property owner stated that the barrage next to her home needs the weeds taken care of. The board no longer takes care of the weeds, so that this is the property owners' responsibility.
- The stop sign needs to be replaced on the corner of L Bar L and Cowboy Trail.
 - A motion to replace 2 stop signs was made by John Arietta and the road committee will install them. Seconded by Karl Scheib. The motion was approved by unanimous vote.

Old Business:

- ✓ Jim Washington to purchase a sound system to be used at the meetings. – was purchased and used at this meeting.
- ✓ Weed situations – need to be readdressed as some property owners are not keeping their weeds down, especially next to the road. The daisies that are growing next to the roadways are weeds too.
 - The county had been made aware of violation of weeds.
- ✓ Sparklite cable network in Chino Valley is coming by and marking the streets and is placing cable lines in, in some areas.
- ✓ Paint goal posts with reflective paint.
 - Jim Washington got a bid for painting the goal posts and placement reflective strips on them. The bid was \$1600. No motion was made until clarification of what type of paint and reflective material will be used. Will be up for discussion at the next meeting.

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Many community members expressed their frustration at this meeting at how negative people were during this meeting. Please do not be rude or negative to someone else's opinion.

Next Meeting: The next regular meeting of the Board of Directors is scheduled for Monday, October 2, 2023, and will be held at Yavapai County Fire and medical Authority, Station #57, 4125 Outer Loop Rd., Prescott AZ 86305.

Adjournment: Motion to adjourn the Board of Directors' meeting was made at 8:27 pm by Jim Washington. The motion was seconded. Motion carried by unanimous vote.