

Williamson Valley Ranch Road Association
WVRRRA.org
Minutes for the Regular Board of Directors Meeting
held on April 1, 2024

Meeting Called to Order:

The regular Board of Directors meeting was called to order at ___7:03___p.m. by Larry Larsen.

Notice of Meeting:

1. Sandwich Boards: Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, March 29, 2024
2. Emails: Emails were sent to all known community members' email addresses on Friday, March 29, 2024.
3. Minutes will be posted on the website after the board approves.

Roll Call of Board Members:

Larry Larson__X__, Karl Scheib_X__, Mike Jors_X__, Barbara Peterson_X__, John Arietta__X__, Mike Chuck_X__, Brian Keller_X__, Michael Schwartz__X__, Bob Wood__NP_.

Quorum: ___8___of the 9 serving board members were in attendance. Quorum ___8_____.

Other Community Members Present: A sign-in sheet recorded __35__community members in attendance.

Meeting Minutes: The minutes for the March Regular Board Meeting were previously read and approved by the Board. These minutes are posted on WVRRRA's website.

Reports by Board and committees:

- President's report:
 - **President reported receiving 5 letters from a community member in his first 15 days in office. He has attached them to a complaint form.**
 - **When a complaint form is filed and reviewed by board members then can be dealt with in 3 ways.**
 1. **If determined through review that this is a County issue complainant will be notified this is a county issue and they will need to contact county**
 2. **Sent to legal counsel for review**
 3. **Board will deal with thru CC&R's**
- **CC&R's the WVRRRA Board is to uphold. These can be read in detail in CC&R page 2 paragraph 1-8 President advises he read in 6 places stating need to enforce CC&R's governing documents**
 1. **Building Restrictions**
 2. **Parcel Divisions**
 3. **Fences**
 4. **Underground utilities**
 5. **Signs**
 6. **Animals**
 7. **Trash and Garbage**
 8. **Vehicles**

- Community members have question about difference in cost of voting in 2022 and 2023
 - President will go to staples where printing was completed in 2023 and request a itemized receipt and then send that to the members requesting with questions.**

Vice President's Report: **Nothing to report**

Treasurer's Report:	Beginning Bal	Deposits	Withdraw	End Bal
Savings	\$25,030.11			
Interest		\$42.02		\$25,072.13
Checking	\$153,315.01			
3/18 Assessments		\$500.00		
Late Fee		\$50.00		
Disclosure Fee		\$150.00		
3/27 Assessment		\$500.00		
Late Fee		\$50.00		
Disclosure Fee		\$360.00		
Interest		\$34.70		
POS Az Corporate Commission			\$10.00 Filling Fee	
BP Auto Owners Ins			\$2157.00 Ins	
Chk#1206 Susie Robertson			\$250.00 Webmaster	
				\$152,542.71

Larry Larsen Motion to accept treasures report 2nd pass 9 votes yes

- Report By Road Repair Committee
 - Damage to road during construction road committee working on avenues to get repaired**
 - Governing documents give the board access to a fine process to try and get any damage paid for.**
 - Cowboy trail bids are down to two and road committee have some clarification to complete before choosing.**

Old Business:

- Sandwich Boards: **Yes, a new board was finished and will get receipts to treasurer**
- Painting the entrances (set up work party): **Waiting for weather to warm up then work on getting work party together**
- Update on Cowboy Trail road repair bid: **In the road committee report.** _____

New Business:

- Discuss have voting for new Board Members in October so those elected can start January of new year
 - Treasurer will look into what is needed to do to change voting**

- **President ask that a request from be submitted formally requesting change voting times**
 - **This was tabled so these to items can be completed**
- Discuss opinion of lawyer on enforcing the CC&R's why the board has to do this
 - **Legal opinion was written by Carpenter Hazlewood identifying the Boards right to enforce CC&R and governing documents.**
 - **The board held an executive meeting to review this opinion and all board members agreed that we must do this.**
 - **Community member ask via email to see this document. President says that lawyer advised this is written to the corporation, which is the board and we are the client gives it attorney/client privilege.**
- Discuss/Clarify what procedure will be if a complaint is filed. 95% of all complaints made are handled by county so no action taken but notifying complainant this is a county issue.
 - **Discussed in President report**
- Discuss weeds on our properties along roads, damage they cause to roads, COA that can be taken to eliminate weeds. Motion to add names to website help property owners hire gardeners to remove weeds.
 - **Cannot add any companies to the website as it would give the opinion the board indorses these companies.**
 - **Homeowners will maintain weeds on their properties so as to limit road damage from weeds.**
 - **Develop a list of weed abatement companies for homeowners to use to hire if they need to. Keep off the website**
- Discuss a letter written by John Arietta:
 - **Letter written to homeowner to repair damage to road is being sent to lawyer for review.**

Community members comments:

Community members are asked to please state your name, where you live & Limit your questions/comments to 2 minutes. (This information is not recorded in the minutes).

Next Meeting: The next regular meeting of the Board of Directors is scheduled for Monday, May 6, 2024, and will be held at Yavapai County Fire and Medical Authority, Station #61, 1133 W Road 3 North Chino Valley Az 86323.

Motion to adjourn the Board of Director's meeting made at 8:37pm. Motion seconded and carried by unanimous vote. **Larry Larsen made Motion to adjourn 2nd passed 9 yes votes**