

Williamson Valley Ranch Road Association
WVRRRA.org
Minutes for the Regular Board of Directors Meeting
held on March 6, 2023

Meeting Called to Order:

The regular Board of Directors meeting was called to order at 7:11 p.m. by Barbara Peterson.

Notice of Meeting:

1. Sandwich Boards: Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on March 3, 2023
2. Emails: Emails were sent to all known community members' email addresses on March 2, 2023.
3. Minutes will be posted on website after board approves.

Roll Call of Board Members:

Barbara Peterson, President, Karl Scheib, Vice President, Jim Washington, Treasurer, Bonnie Baker, Secretary, Jim Copland, Brian Keller, Michael Schwartz, John Arietta, Bob Wood(absent).

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

Other Community Members Present: A sign-in sheet recorded 38 community members in attendance.

Guests Present: None

Meeting Minutes: The minutes for the February 2023 Regular Board Meeting were previously read and approved by the Board. These minutes are posted on WVRRRA's website.

Reports by officers and committee:

1. **President report:** See community discussion below.
 - a. speed bumps
 - b. petition
 - c. AZ laws and YCSO's

2. Treasurer's Report:

Beginning balance		\$143,294.28
• 2/6/23	\$ 11,000.00	\$ 11,000.00
• 2/28/23	\$ 31.54	31.54
• 2/28/23	<u>3,300.00</u>	3300.00
• Total deposits	14,331.54	
Checks 2/24/2023 Yavapai County Recorder		<u>- 30.00</u>
Ending balance	\$14,301.54	\$ 157,595.82

All association dues have been paid except for one.

Motion was made by Karl Scheib to approve the Treasurer's report. This motion was seconded. Motion carried by unanimous vote.

3. Report By Road Repair Committee

- Potential use.: Seal West – Katie Harris estimator 928-458-8701 / 928-642-2530
Roc #CR69304451 sealwestpaving@gmail.com
Other asphalt companies will also be called for quotes.

1. Speed bumps: The CC&R's do not allow for speed bumps. It is a modification which the CC&R's do not allow.
2. Road repairs: Williamson Valley Ranch Road and Cowboy Trails are roads that need repair. Cowboy trail will possibly be placed on hold until construction is completed on that road. John Arietta did a comprehensive look at the roads and came up with concerns that will be addressed by the road committee to be held prior to next month board meeting.

Motion was made by Barbara Peterson to approve the Road Committee report. This motion was seconded. Motion carried by unanimous vote.

Old Business:

- Residents expressed concerns of speeding within our community and how best to handle it.
- Residents collected a petition requesting speed bumps and or something to slow down speeders.
- Jim Washington stated according to the By-Laws section 7.1 each officer shall be elected to their positions annually.
 - Motion was made by Jim Washington to appoint Barbara Peterson as president of the WVRRA. This motion was seconded. Motion carried by unanimous vote.
 - Motion was made by Jim Washington to appoint Karl Scheib as the Vice President of the WVRRA. This motion was seconded. Motion carried by unanimous vote.
 - Motion was made by Barbara Peterson to appoint Jim Washington as Treasurer of the WVRRA. This motion was seconded. Motion carried by unanimous vote.
 - Motion was made by Jim Washington to appoint Bonnie Baker as Secretary of the WVRRA. This motion was seconded. Motion carried by unanimous vote.

New Business:

- Board to contact YCSO to speak at April's meeting. It was requested that the community members attend to find out more about Az laws as it pertains to residential communities such as: WVR.

Community members comments:

- If the board has received reimbursement from Anderson Paving for the monies, they received?
 - -- No, The ROC, BBC, and Bonding were all exhausted, next is to talk to an attorney to inquire what our legal recourse is.
- Heated discussion on why the board contacted the YCSO's department regarding speed.
 - The president drew up a letter to YCSO. Letter was read to all present at the community meeting. It was approved for YCSO's presence in our community, not to give tickets, but to be present in order to slow traffic. YCSO can stop you for any reasons, not just for speeding.
 - Explained to community member that this was discussed at the prior meeting and if she had attended or read the minutes she would have been informed.
- Community member asked if there has been death's attributed to our roads in WVR.
 - – not that the board is aware of.
 - He then stated that there weren't speeders or need for YCSO's presences.
- Why all community members weren't given the opportunity to review the speed bump/speeders petition those residents on Cowboy and surrounding areas started and presented at the February meeting.

- the petition was handled by residents not the board. The board was NOT involved in getting the petition, residents took it upon themselves to start this petition and the board took no action.
- When the petition was presented to the board, it was discussed between community members that they needed the YCSO's to patrol our community.
- The board took no action and gave to YCSO at their request.
- A community member complaining about the speed bumps and the YCSO's presence. They were upset at:
 - She felt they didn't get a vote on the speed bumps or reviewing the petition.
 - Was explained that when everyone voted for the WVRRA board members, the board members then vote for the community.
 - The petition was not part of the board – it was residents that started the petition as they felt there were too many speeding residents on their street.
- Heated discussion regarding our CC&Rs. The CC&Rs were recorded on July 16, 1999, by Capital Title Agency inc. A survey was completed on July 4, 1999, and recorded on July 16, 1999, pages 30-34. In 2016 the board decided to rescind the Associations Enforcement policies and Procedures. This revision notification was subsequently posted on the website. It was later determined that the board did not have the authority to do this.

Jim Washington made a motion to form a committee to review the By-Laws and CC&R's. If a revision is needed, a lawyer will need to be consulted and 67% of the community, must vote, in favor of any CC&Rs revision. This motion was seconded. Motion carried by unanimous vote.

- A community member stated that the County/AZ state laws supersede By-Law's and CC&R's.

Next Meeting:

The next regular meeting of the Board of Directors is scheduled for Monday, April 3, 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 Director's meeting was made at 8:13 p.m. by Barbara Peterson. The motion was seconded. Motion carried by unanimous vote.