

Williamson Valley Ranch Road Association
Regular Board of Directors Meeting
Minutes - February 6, 2015

Notice of Meeting:

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, February 3, 2017

Emails sent were not sent out due to transition of Officers.

Website notification posted on Friday, January 27, 2017.

Board Members present: Dan Avila, Mike Mollere, Jerry Roteman, Ronnie Gibson, Fred Funk, Eric Routh

Board Members absent: Terry Ferris

Quorum: of the 7 serving board members, 6 were in attendance. Quorum confirmed.

Others Williamson Valley Ranch Members Present: a sign in sheet recorded 14 attending.

Meeting called to order: at 7:02 PM by Mike Mollere .

Officer's Reports:

Presidents report: none

Treasurer's report: Motion made to approve. Seconded and unanimously approved.

Current account balance: \$111,953.87 Deposits since 11/01/2106: \$69,678.70.

Debits incurred since 11/01/2016: \$2731.12.

Old Business:

1. Potential for hiring officers or HOA Management Company was discussed. We do not have sufficient volunteers to effectively manage the Board. Elections of new officers to be held in executive session following this meeting. Details below.
2. Drainage issues on Friendly Meadow Road. Mile High excavation will deepen approximately 800 yards of drainage ditch and clean out culverts located on Friendly Meadow when weather allows. A bid to complete the work was accepted by the Board in November 2016.

New Business:

1. Webmaster needs. Current webmaster can handle WVVRA.org until end February. The Board is actively seeking an alternative webmaster and host site.
2. Email notifications. We understand that these are required for monthly meetings. We need to update the email database. Mike Mollere volunteered to secure this information from the 2016 President and 2016 Secretary.
3. Repairs to Cowboy Trail. The Board discussed current funding options and

recognized that Cowboy Trail is in need of immediate attention. The Board agreed that this will be the top priority for 2017.

4. Bond for new construction. The Board discussed the need for creating a new construction bond, in view of recent damage to roads in the area by building activities. Mike Mollere volunteered to look into this.
5. The Board mentioned that Ray Burke, and active new-home builder in Williamson Valley Ranch, passed away last week. There are currently 2 unfinished projects in our community.
- 6.

Open Forum:

1. A member expressed concern that large trucks coming into WVR are damaging the new roads. A Board member responded that the trucks entering WVR do not exceed County weight limitations, and are therefore entitled to deliver materials and equipment to the WVR area.
2. 3 members made notice that they had not received an invoice for annual road maintenance. A Board member responded that several notices had been mailed to incorrect addresses and that the newly elected President and Treasurer will try to resolve this before the next meeting.
3. A member inquired regarding income and expenses. This member was not present when the Treasurer report was read. The member was informed that data is also contained in the minutes, posted on the WVRRA website.
4. A member asked about Cowboy Trail, and the possibility that the road will be not be usable in the next 12 months. The Board responded that they recognize the situation and will explore repairing costs during the course of the year. A member also proposed a special assessment as a means to generate the estimated funds necessary to repair Cowboy Trail. The Boards estimated that approximately \$2600 per property owner would be required, and a 2/3 majority would need to approve. There was some push back from other members present. It was agreed that a special assessment had little chance of gaining the support of the community.
5. A member recommended that the Board hire a secretary, since no Board members volunteered. The Board agreed that this is an option.
6. A member mentioned that Cable 1 is planning to put fiber-optic cables in from Williamson Valley Road, however no other details were available. A Board member mentioned that the existing conduits installed years ago have since collapsed and are not usable.

Adjournment:

A motion was made to adjourn this meeting of the WVRRA board at 8:15 PM. This motion was seconded, and the Board unanimously approved to adjourn.

Next meeting is March 6, 2017 at 7PM in the Fire Station.

Executive Session

A brief meeting of the Board was conducted following the regular meeting in order to elect officers. The following Board members were elected to serve during the 2017 calendar year.

President: Mike Mollere

Vice President: vacant

Secretary: Vacant

Treasurer: Erik Routh

recorded by Mike Mollere 02/06/2017