

**Williamson Valley Ranch Road Association**  
Regular Meeting of the Board of Directors  
**July 10, 2017**

**Notice of Meeting:**

(2) Sandwich boards placed at the entrance to Cowboy Trail and to Williamson Valley Ranch Road on Friday, July 7, 2017  
Emails were sent to known email addresses on Saturday, July 8, 2017.  
Website notifications posted on Friday, January 27, 2017.

**Roll Call Board Members present:** Erik Routh, Fredric Funk, Dan Avilla, Ron Gibson, Mike Mollere.

**Board Members absent:** all present

**Quorum:** of the 5 serving board members, 5 were in attendance. Quorum confirmed.

**Others Williamson Valley Ranch Members Present:** a sign in sheet recorded 15 attending.

**Meeting called to order:** at 7:10 PM by the President of Road Association.

**Meeting Minutes** from May 01, 2107 meeting were approved as written and posted on website.

**Reports by Board Members:** none

**Reports by Committee(s):** none

**Officer's Reports:**

Presidents report: Mike Mollere reported that the Board still has openings for (5) additional members and encourages community members to join. We still need a Secretary and a Vice President to effectively conduct our business. The WVVRA by-laws (Section 6.12) allow the Board to elect new Board members and appoint officers.

Mike also reported that he is working through a rare illness and has not been able to complete the action items from the previous meeting. Again, he asks for help so that the Board may be more effective in addressing the needs of the community.

Treasurer's report: Treasurer Erik Routh read the Treasurer's report.

Current balance: **\$ 121,215.83**

Deposits made since last report \$10,498

Debits made since last report: \$962.73

Motion to approve made by Dan Avilla - seconded by Mike Mollere - approved unanimously.

**Old Business:**

1. Drainage issues on Friendly Meadow Road: work has not been scheduled yet.  
Called 2x.
2. Bond for new construction: the Board has received guidance from our

attorney in regards to developing a \$5K "road damage deposit rule". In summary, the Board has the power to adopt Association Rules governing the use of the roadways. The Board approved the draft amendment at the May meeting. We are now faced with how to implement and enforce the program.

- One idea is to place instructions on the website relative to new construction as well as Escrow and Title Company instructions. The Board asked the community members if they have any previous experience in this matter.
  - A member commented that new signage could be placed at the (2) entrances to Williamson Valley Ranch alerting construction companies about the road damage deposit.
  - A member also mentioned that roads maintained by the Road Association could be damaged by crews working on private roads. Calais was given as an example. The Board agreed to look at Calais and consult with our attorney regarding the Road Association's responsibility.
1. Cowboy Trail repairs: the replacement of a section of Cowboy Trail remains the Board's top priority. Because the WVRRA does not have sufficient funds to perform this work, the Board will need to:
    - Charter a team to oversee the project. A community member offered to join the Board as a resource.
    - Perform a competitive bid to complete sections of Cowboy Trail as funds allow
    - Start work in January of 2018 when 2018 assessments are added to existing funds.

Until we have sufficient volunteers on the Board to charter a project team, we will not make progress on this high priority project.

#### **New Business:**

1. Unpaid 2017 Road Association Assessments: On May 05, 2017, 48 letters were sent to community property owners regarding unpaid assessments. Data was based on (1) Yavapai County records of ownership and (2) WVRRA records provided from the previous President of the HOA. The Board received 38 responses and currently has 10 bills unpaid. The Board will take measures to file liens on those properties ID's for unpaid dues.
2. Trash and Debris left on vacant properties: the Board has been advised that several couches have been dumped on a road just off Cowboy Trail. The Board will look into hiring a contractor to haul off this debris.
3. Road Signs: the community has several road signs that need to be installed in concrete. The Board will look into hiring a contractor to perform this work.
4. Use of County Ordinances: <http://www.yavapai.us/ordinances-and-regulations>. Members were reminded that they can view county regulations at this web address.

#### **Announcements:**

**Next Meeting:** Date: August 7, 2017 at this location.

**Open Forum:**

1. Several community members expressed concern regarding a community member that allegedly (A) leaves trash containers on the road (B) has ATV's creating a noise condition in the area (c) has dogs off-leash loose on public property, (D) has several 5<sup>th</sup> wheel trailers parked on property. The Board recommended that a formal letter be sent to the Road Association in regard to these matters. The Board also reminded community members that formal complaints must reference CC&R's as well as By-Laws in order to be merit discussion with the Road Association's attorneys.
2. A member inquired about CC&R enforcement by the Road Association. The Board responded that, as an HOA, they are obligated to investigate and enforce the CC&R's.
3. A member asked how the Board verifies insurance for Construction Companies? The Board agreed to investigate how this is managed.

**Adjournment:**

Mike Mollere made a motion to adjourn this meeting of the WVRRA board at 8:10 PM. This motion was seconded by Fredric Funk. The Board unanimously approved this motion and the meeting was adjourned.