

Williamson Valley Ranch Road Association
Regular Meeting of the Board of Directors
May 01, 2017

Notice of Meeting:

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, April 28, 2017

Emails sent were sent to known email addresses on Saturday, April 29 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 Board members present.

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

Other Williamson Valley Ranch Members Present: a sign in sheet recorded 22 attending.

Meeting called to order at 7:05 PM by Mike Mollere.

Meeting Minutes from March 6, 2017 meeting 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 has received 2 resignations from Board members. Terry Ferris and Jerry Roteman resigned last month due to work demands. The Board 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. The President asked for community members to call or email if interested in joining the Board of Directors.

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

Current balance: \$ 117,451.56

Deposits made since last report \$5,098

Debits made since last report: \$5,724.31

Motion to approve made by Mike Mollere, seconded by Ron Gibson - approved unanimously.

Old Business:

1. Drainage issues on Friendly Meadow Road: work has not been scheduled yet. This project was approved last year. Mike Mollere will schedule the work and advise Board members.

2. Webmaster needs: the Board approved a new webmaster, and approved redesigning the WVRRA.org website. The new website went live April 26, 2017. Community members are encouraged to visit the new website, and forward any comments to the President. Community members thanked Ann Atkinson for great work in building the new website. **Please note that the official, signed, dated CC&R's are now posted on the new website under "community documents"**.
3. 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 has a draft amendment and will discuss next steps in executive session. A member asked if this deposit would cover roads not maintained by the Road Association. The Board agreed to explore this concern with legal council.
4. Weed control and Mowing service: Board member Ron Gibson reported that the contract is in place and the 1st round of mowing and spraying has been completed. An invoice was presented to Treasurer Erik Routh. The community discussed an amended proposal to widen the scope of weed control by 4'. The Board stated that the weed control was to maintain the condition of the roads and not meant to improve the look of the community, which the board believes is the responsibility of each individual property owner. A motion was made to utilize the contract as written. The motion was seconded and unanimously approved.
5. 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 asked the opinions of community members to explore doing the work as follows:
 - Develop a Committee charged with overseeing the project.
 - 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, or
 - Start work following the monsoon season and require the contractor to carry the balance into 2018, when 2018 assessments are added to existing funds.
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Several members made the following points:

1. Procuring a bid several months before the work is to start may create problems. Most bids have a 30 day time window for acceptance and start of work.
2. Members that are licensed contractors estimate the work to be \$350-\$500K.
3. Better to wait until 2018 assessments are in the bank, then do what funds will allow.

4. We must retain a certain amount of funds for emergencies.
5. We cannot overlook that seal-coat maintenance is required periodically, if the 7 miles of road maintained by the WVRRA is to be maintained properly.
6. Given current assessment values, it is unlikely we can repair all of Cowboy Trail and perform seal-coat maintenance in a timely manner.
7. In general, members are not in support of a one-time assessment to repair Cowboy Trail.
8. The Board may need to raise assessments the allowable 15% each year in order to meet community needs.
9. The new construction "road damage deposit rule" must be in place and enforceable.
10. Repairing Cowboy Trail in sections may create problems as the new sections are joined with the old sections.

The Board agreed to consider all of the comments made. The President will charter a small team to move forward on the project, and report out at each future Board meeting.

New Business: no new business.

Announcements: no announcements made.

Next Meeting: no June 5th meeting- next meeting July 10th at the same location.

Open Forum:

- A member asked which roads were covered by the WVRRA. A member reminded the Board and community members that this information is contained in Section 14.29 of the By-Laws: "Williamson Valley Ranch Road, Lonely Trail, Calais Lane, Friendly Meadow Road, L Bar L Road, Cowboy Trail and Corriente Circle as set forth on the survey."
- A member asked if the Board does an annual inspection of the roads. At present, the Board does not however they have done this in the past and need to set a date for an annual inspection.
- A member asked about putting speed bumps on Cowboy Trail. Members, in general, thought this to be unnecessary. A member asked about putting more speed limit signs and speed bumps in the community. This was not thought to be the best use of funds, given current funding constraints.
- A member asked about outstanding 2017 assessments. The Board reported that a recent project to scan Yavapai County records and identify those who had not paid their 2017 assessments was complete. A letter from the President is to go out this month to each property owner identified as not having paid 2017 assessments. Property owners will have 45 days to respond. A lien will be applied to the property if no response is received.

Adjournment:

Mike Mollere made a motion to adjourn this meeting of the WVRRA board at 7:50 PM. This motion was seconded by Fredric Funk. The Board unanimously approved this motion and the meeting was adjourned.

The Board wishes to thank all community members who attended and contributed to the meeting!