

**Williamson Valley Ranch Road Association
Regular Meeting of the Board of Directors
November 13, 2017**

Notice of Meeting:

Two Sandwich Boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, November 10, 2017.

Emails were sent to known email addresses on Sunday, November 12, 2017.

Website notification was posted on Friday, January 27, 2017.

Roll Call Board Members present: Erik Routh, Fredric Funk, Dan Avila, Ron Gibson, Kay Houser, Dennis Houser, Mike Mollere

Board Members Absent: None

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

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

Meeting called to order: at 7:05 p.m. by: the President of the WVRRA.

Meeting Minutes from September 11, 2017 meeting: approved as written and posted on the website.

Reports by Board Members: None

Reports by Committees: None

Officer's Reports:

President's report: The Board still requires a Vice President to effectively conduct our business. The WVRRA by-laws (section 6.12) allow the Board to elect new Board members and appoint officers. Elections are coming in January. Please consider volunteering to serve on the Board.

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

Current Balance: \$123,209.33

Deposits made since last report: \$706.00

Debits made since last report: none

Closing Balance: \$123,915.37

Motion was made to approve this report by Ron Gibson seconded by Dennis Houser. All were in favor and the motion was approved unanimously.

Old Business:

1. Drainage issues on Friendly Meadow Road: Work has not been scheduled yet to clear the ditches. We have added work needed to be done on Williamson Valley Ranch road, as blocked culverts have been

reported by a community member. Our initial contractor has not shown up to do the work. Mike is calling additional contractors to give us bids. He is requesting that we schedule inspections on all culverts to locate the plugged ones. Mike will take this action item.

2. Cowboy Trail repairs: The replacement of a section of Cowboy Trail remains the Board's top priority. A Team has been formed to assess the work required. They will talk to contractors and present a proposal. Team members are: Dan Avila, Jim Copland, Mark Lienau and Mike Mollere. if any community members wish to join this team, please contact a team member. Dennis Houser volunteered to join the

team. No team meetings have taken place as of yet due to scheduling conflicts. The team will meet in early 2018 and target a proposal by the end of the 1st. quarter. A member asked what needs to be done - fix and patch versus a complete removal and replace. We won't know what's needed until we talk with the

contractors. The President mentioned that in the past this Board put together proposals

and then chose what is best - however in this case, the Board wants to present these proposals at a Board meeting and open them up for discussion with with community members.

3. Trash and debris left on vacant properties: The contractor hired to haul off the couches and trash on vacant properties has not performed the work. The President asks if any community members will volunteer to help the BOD complete this task. Ron has a truck and a dump trailer - Robert and Dennis are willing to help load the debris and Ron will take it to the dump to get rid of it.

4. Unpaid 2017 Road Association Assessments: The WVRRA still has 8 property owners that have not paid their 2017 assessments. The BOD agreed to postpone filing liens until the 2018 assessments are paid. They will then place liens as needed.

5. 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 when the drainage issues are addressed.

6. The Resale Disclosure Statement and "Word about assessments" documents are now posted on the website.

New Business:

1. Dates for the 2018 Board meetings will be posted on the WVRRA website this week.

2. Annual assessment invoices, President's Report, notice of annual meeting, Official Absentee Ballot, and minutes from the January 9, 2017 annual meeting will be mailed by November 30, 2017. Community members can nominate and vote for Board candidates at the next annual meeting on January 8, 2019. The official Absentee Ballots may be used to write in a candidates name. Please make sure these ballots are returned by January 1, 2018. There will be two Director vacancies open.

3. The Board will meet in executive session after this meeting to discuss raising assessments for 2018. The Board believes that the WVRRA cannot repair Cowboy Trail and maintain the remaining roads in Williamson Valley Ranch based on current assessment income. Bylaws 10.2.1 allows the BOD to raise assessments up to 20% each year in order to meet financial obligations. A community member stated that it is not right that the rest of the development is supporting Cowboy Trail. The President stated that Cowboy Trail is an integral part of ingress and egress from the community. Another member stated that the roads are NOT to county standards and the WVRRA shouldn't focus on making Cowboy Trail like a boulevard. The member further stated that there are sections that need repair and the WVRRA needs to make it passable. The Board agreed that the Cowboy Repair Team would explore all possibilities and report back to the community via the regular Board meetings. Another community member was strongly resistant to raising assessments because in the past the WVRRA was able to take care of these roads based on assessment income. The member also believes that Cowboy trail can be repaired in a satisfactory manner with existing funds, and that there are other roads that need attention. There are only 7 miles of roads in Williamson Valley Ranch, and half are in good condition. The Board responded that several contractors have stated the only way to repair Cowboy Trail correctly is to remove the road down to base and start over. There was some disagreement with this from other community members. The Board stated that all proposals would be vetted by the Team, and shared with community members before funds committed and work started. Another community member asked how much the repair to Friendly Meadow and Williamson Valley Ranch Road cost The Board replied that the cost was \$150,00, however

these 2 roads were in much better condition than Cowboy Trail.

Announcements:

Next Meeting: Annual meeting is Monday, January 8, 2017 at 7 PM here in the Fire Department Station

Open forum:

1. A Board member asked why Friendly Meadow is closed at Williamson Valley Road. The Board replied that the County will not fund a legal egress and ingress from WV Road, and therefore the gate is welded shut
2. Any progress on construction bonds? The President stated he has not been able to determine a way to do this. The county will not help the WVRRA in anyway to handle this opportunity. The WVRRA does have a resale project disclosure statement. A community member recommended that the Board explore putting the bond requirement in the WVRRA association rules. The Board agreed to discuss with the WVRRA attorney.
3. A member asked why the Board isn't discussing raising the assessment dues during this open session vs the closed executive session. The community member believes that fellow members should make this decision. The Board responded that we would not review in executive session, and opened the floor to discussion by all present. A lengthy discussion followed. After several proposals, a Board member proposed that assessments remain the same for 2018. The motion was seconded and unanimously approved by the Board of Directors.
6. Another community member mentioned that, as a member of another HOA, members refused to pay for any road maintenance until the roads were in a state of disrepair, requiring significant expense to repair. The member wants to see the WVRRA be responsible in the maintenance on all roads.
7. A member asked who maintains the vacant lots. The WVRRA is responsible for 2 feet on each side of each road as part of the road maintenance. The Board stated that it is difficult to enforce maintenance of properties in the community.

Adjournment: Dennis Houser made a motion to adjourn the meeting of the WVRRA Board at 8:05 PM. The motion was seconded by Eric Routh. The Board unanimously approved this motion.

Respectfully Submitted
Kay Houser
Secretary