

Williamson Valley Ranch Road Association
Regular Meeting of the Board of Directors
September 11, 2017

Notice of Meeting:

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, September 8, 2017

Emails sent were sent to known email addresses on Saturday, September 9, 2017.

Website notifications posted on Friday, January 27, 2017.

Roll Call Board Members present: Dan Avilla, Ron Gibson, Mike Mollere.

Board Members absent: Fredric Funk, Erik Routh.

Quorum: of the 5 serving board members, 3 were in attendance. Quorum confirmed.

Others Williamson Valley Ranch Members Present: a sign in sheet recorded 16 attending.

Meeting called to order: at 7:06 PM by President of the RA.

Meeting Minutes from July 10, 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 Dennis Houser and Kay Houser have joined the Board of Directors. Dennis has volunteered to serve as a Board member and Kay has volunteered to serve as Secretary. Both are currently committed to work activities tonight and could not attend the meeting.

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.

Treasurer's report: Treasurer Erik Routh is out of town. There is no report at this time.

Old Business:

1. Drainage issues on Friendly Meadow Road: work has not been scheduled yet. We now must wait until the monsoon season has passed.
2. Bond for new construction: The Board asks the community members if they have any previous experience in this matter. There has been no further action taken regarding this matter. The challenge is notification and enforcement. A member volunteered to help.
3. Unpaid 2017 Road Association Assessments: The WVRRA still has 9 property owners that have not paid their 2017 assessments. The Treasurer will

complete the lien process on these property owners next month. In the case where the address of the property is unknown, per County records, a member suggested that the HOA file the lien with the county registry. The Board will explore if this can be done. We have several properties in the community with unpaid assessments that have incorrect addresses filed with the County Assessor's office.

4. 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 has hired a contractor to haul off this debris.
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.
6. 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.
 - Perform a competitive bid to complete sections of Cowboy Trail as funds allow
 - The President mentioned that we need volunteers to charter a project team. A discussion followed and the Board agreed to accept volunteers from the community. Once a proposal has been created by the team, the Board of Directors will review and vote accordingly. Volunteers for the Cowboy Trail repair project are:

Dan Avilla, Board member

Mike Mollere, Board member

Mark Lienau, Community member

Jim Copland, Community member

Thank you for volunteering to help. The Board will charter this team when all team members are available.

New Business

1. Resale Disclosure Statement: the Board reviewed a draft "resale disclosure statement" in executive session today. The purpose of the statement is to have one document, located on the WVRRA website, that meets the needs of both the Title Company and the WVRRA at the time a property is transferred from one owner to another. Arizona Statute 33-1806 resale of units et. al. indicates that the resale disclosure statement is a legal requirement. The Board agreed to post this document on the WVRRA website.
2. A Word About Assessments: The Board reviewed a draft document prepared by the President which addresses which roads are covered by road maintenance fees, property owner responsibility in maintaining right-of-way roads, annual fees, annual road inspection, and weed cutting/abatement. The Board agreed to post on the WVRRA website.

Announcements:

Next Meeting: Date: October 2, 2017 at this location.

Open Forum:

1. A member present expressed concern that garbage trucks are damaging the roads, both those maintained by the HOA and those maintained by property owners. There was no action taken in regard to this subject, as there were no suggestions how to respond.
2. A member present discussed thoughts about the bond for new construction. Construction companies are required to have a damage bond. If, during the course of new construction road damage occurs as a result of that construction, how does the HOA file a claim? A Board member agreed to explore this as a course of action.
3. A member present volunteered to help clean up the debris just of Cowboy Trail.
4. A member present presented a letter from several concerned residents in regard to issues with a neighbor. This letter will be discussed with legal council to determine if the Board has an obligation to provide action.
5. A member present expressed concern regarding vehicle speed within the community. The speed limit is 25 MPH. Several members stated that the speed limit is largely ignored. There were suggestions to post more speed limit signs, add speed bumps, and repaint the speed bump on Williamson Valley Ranch Road. This topic is tabled until the next meeting.
6. A member present expressed concern about the entry to Cowboy Trail from Outer Loop. There is no exit-apron and one must slow almost to a stop in order to turn on to Cowboy Trail. This has been addressed by the Board in 2016, with the County stating they would repair the entry. It remains to be seen when the County will make these repairs.

Adjournment:

Board member Dan Avilla made a motion to adjourn this meeting of the WVRRA board at 7:45 PM. This motion was seconded by Board member Ronnie Gibson. The Board unanimously approved this motion.