

**Williamson Valley Ranch Road Association**  
Regular Meeting of the Board of Directors  
**February 5, 2018**

**Notice of Meeting:**

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, February 2, 2018.

Emails sent were sent to known email addresses on Friday, February 7, 2018.

Website notifications posted on Wednesday, November 15, 2017.

**Roll Call Board Members present:** Fredric Funk, Dan Avilla, Dave Stewart, Mike Mollere.

**Board Members absent:** Erik Routh. Jim Copland

**Quorum:** of the 6 serving board members, 4 were in attendance. Quorum confirmed.

**Others Williamson Valley Ranch Members Present:** a sign in sheet recorded 11 attending.

**Meeting called to order:** at 7:05 PM by the President of the WVRRA.

**Meeting Minutes from November 13, 2017 meeting:** Approved as written and posted on website.

**Reports by Board Members:** none

**Reports by Committee(s):** The WVRRA Road Repair Committee was formed on Dec 18, 2017. A detailed summary of activity follows in the 'old business" section.

**Officer's Reports:**

Presidents 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 conducted during the annual meeting on January 8, 2018: Ronnie Gibson did not run for re-election as he is moving to Casa Grande. Community members elected Jim Copland and Dave Stewart to the Board.
- The annual meeting minutes are posted on the WVRRA website.
- Dennis and Kay Houser resigned from the Board effective February 1, 2018.
- The Board thanks Ronnie, Dennis and Kay for their service.
- We now have 6 board members and seek one more in order to have an odd number, which helps voting matters.
- New resident Doug Langston offered to join the Board of Directors. Doug gave a brief background of his work and why he would like to serve on the WVRRA. A motion was made by M. Mollere and seconded by D. Avilla. The Board voted unanimously for Doug to join the Board of Directors. **Thank you Doug for offering to help!**

Treasurer's report: Treasurer Erik Routh is on vacation in Australia. President Mike Mollere read the February Treasurer's report.

Previous balance: \$ 121,928.41

Deposits made since last report: \$ 73,793.01

Debits made since last report: \$ none

Current balance as of this meeting: \$195,721.42

Motion to approve made by F. Funk seconded by D. Avilla and approved unanimously.

Annual Budget: Mike Mollere shared the 2018 Budget proposal.

Motion to approve made by D. Avilla seconded by F. Funk. The motion was not approved unanimously. The budget was tabled until the March Board meeting for further discussion.

### **Old Business:**

1. Drainage issues on Friendly Meadow Road: work has not been scheduled yet.
2. Cowboy Trail repairs: the WVRRA Road Repair Committee was formed on December 19<sup>th</sup>, 2017. Members are: Dan Avilla, Jim Copland, Mark Lienau, Mike Mollere. A team charter was written and approved by the team members. The Team Charter is posted on the WVRRA website in the "projects" folder. The team met on December 19, 2017, January 16, 2018 and January 26, 2018. Road repairs for 2018 were identified and marked throughout the community. 18 contractors were called, appointments made to review scope of work, and bids to be secured. Of the 18 contractors called, the Team expects 6-8 bids for the work. Team members met with those contractors that showed interest in the work, and so far most are recommending similar repairs. Bids are expected during the month of February. Prioritized work is as follows:
  - Cowboy Trail - starting from the end of the "good" section, north 0.50 mile to the intersection of Friendly Meadow Rd. Repair pothole and road damage. Level high/low areas. Top coat as specified by the contractor. Some recommend chip-seal, most recommend hot asphalt.... which is 2 x the cost of chip seal.
  - L-Bar-L Road - repair potholes and road damage 200' east of Boot Ranch Road to just west of Endless Dream.
  - Calaise Lane - repair potholes and road damage in (2) areas, identified by paint.
  - Friendly Meadow Road - fill cracks, repair shoulder damage, and top coat from intersection of Lonely Trail to end of WVRRA maintained road.

Bids will capture all specified work, with option to complete each group based on available funds. Cowboy Trail remains #1 priority. We asked contractors to provide quotes for best long term value to community. Proposals will be shared at the March meeting and target for start-up is May, 2018.

A community member mentioned that contractor warranty on work performed is extremely important. The Board agreed that a concise warranty must be part of the bid process.

1. Trash and debris left on vacant properties: Thanks to our community

members, this task has been completed.

2. 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.

**New Business:**

1. 2018 Road Association Assessments: The WVRRA has approximately 40 unpaid 2018 assessments, as of the Jan 31 due date. Follow-up letters will go out at the beginning of March, with liens filed by mid year.

**Announcements:** none

**Next Meeting:** Next Regular Board meeting is Monday, March 5, 2018 at at 7 PM here in at the Fire Department Station.

**Open Forum:**

1. A member present mentioned that another culvert on Friendly Meadow Road is in need of attention. The Board agreed to inspect and add to the current inventory of ditch/culvert work required in the community.
2. A member present asked about the "caution" sign missing at the curve on Friendly Meadow. The Board responded that they were aware of this and have several signs to repair in the area.
3. A member present asked why the WVRRA Board has so many executive session meetings following the regular Board meetings. The Board responded that executive sessions are conducted when legal or personnel matters are to be discussed.
4. A member present mentioned that 4 properties contained in Williamson Valley Ranch are coming up for auction by the Yavapai County Tax Assessors office on February 18, 2018.

**Adjournment:**

D. Avilla made a motion to adjourn this meeting of the WVRRA board at 7:40 PM. This motion was seconded by F. Funk. The Board unanimously approved this motion.