

Williamson Valley Ranch Road Association
Minutes - Regular Meeting of the Board of Directors
March 5, 2018

Notice of Meeting:

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

Emails sent were sent to known email addresses on Friday, March 2, 2018.

Website notifications posted on Wednesday, November 15, 2017.

Roll Call Board Members present: Erik Routh, Fredric Funk, Dan Avilla, Dave Stewart, Jim Copland, Doug Langston, Mike Mollere.

Board Members absent: all Board members present

Quorum: of the 7 serving board members, 7 were in attendance. Quorum confirmed.

Others Williamson Valley Ranch Members Present: a sign in sheet recorded 12 attending.

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

Meeting Minutes from February 8, 2018 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. The Committee has completed the details contained in the Team Charter, and offers the following proposal (attached) to the Board of Directors.

A discussion followed the reading of the committee's proposal.

- There was some discussion of the cost-benefit in repairing vs. replacing Cowboy Trail. The Board mentioned that the WVRRA does not have the funds to replace Cowboy Trail, and believes the best value is realized by repairing per the specific bid proposal.
- A Board member challenged the costs associated with the specified repairs, and expressed a belief that the costs were too high. Other Board members responded that they believed the work done to generate a competitive bid had generated values consistent with the scope of the work.

A motion was by Jim Copland to approve. The motion was seconded by Dan Avilla. A vote was taken with 6 in favor and 1 opposed. The motion passed and the work was authorized. The WVRRA President will contact the successful bidder and sign the contract this week.

Officer's Reports:

Presidents report: The Board elected Doug Langston as Vice President on February 5, 2018. The Board thanks Doug for volunteering to help with Board duties.

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

Previous balance: \$ 195,721.42

Deposits made since last report: \$ 9.006

Debits made since last report: \$ none

Current balance as of this meeting: \$ 204,727.42

There are still 20 outstanding assessments. Letters to go out next month.

Motion to approve made by Jim Copland and seconded by Fredric Funk. The Treasurer's report was approved unanimously.

Annual Budget: A Board member asked that the Board review the 2018 Budget. The Board member expressed concern that there was no designated "emergency funding" described in the budget. Although a surplus of \$33,834 is contained in the budget, the Board agreed to designate \$20,000 as an Emergency Fund. The budget will be revised and sent to Board members for approval following this meeting.

Old Business:

1. Drainage issues on Friendly Meadow Road: work has not been scheduled yet. There are several areas in need of attention. The contractor that will perform road repairs is capable of doing the work, however it is not core to their business. It was decided to explore having the work done by experienced earthwork contractors.
2. Cowboy Trail repairs: as described in Committee reports.
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 when the drainage issues are addressed.
4. 2018 Road Association Assessments: The WVRRA still has approximately 20 unpaid 2018 assessments, as of the date of this meeting. Follow-up letters will go out at the beginning of April, with liens filed by mid year.

New Business:

1. Road Maintenance: the Board will explore an annual road maintenance program once road repairs are completed. This needs to be evergreen and on-going.
2. Advertising and Promotional Signage: WVRRA HOA CC&R's, specifically "general restrictions" item #5 states the following:

"No signs used as sales or promotional devices except those used in the sale of parcels by the developer or those permitted by applicable sign ordinances for the sale or rental of property shall be placed on any parcel".

Announcements: There will be no April meeting. As always, if you have a concern please email a Board member.

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

Open Forum:

1. A member present asked if the Board could charge heavy trucks a fee for entering Williamson Valley Ranch. The Board responded that this would be difficult to enforce.
2. A member present mentioned that we need to paint the speed bump on WVR Road.

3. A member present expressed that no speed bumps should be placed on Cowboy Trail. This is a subject that will be explored further, however the Board agreed that no speed bumps are planned for Cowboy Trail at this time.
4. A Board member mentioned that a "neighborhood watch" program had been implemented on Patina Road. Protocols are available if other community members wish to adopt a similar program. No reason was given for starting the program on Patina Road.

Adjournment:

Jim Copland made a motion to adjourn this meeting of the WVRRA board at 7:50 PM. This motion was seconded by Erik Routh. The Board unanimously approved this motion.