

Williamson Valley Ranch Road Association
Minutes: Regular Meeting of the Board of Directors
November 12, 2018

Notice of Meeting:

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, November 9, 2018.

Emails sent were sent to known email addresses on Friday, November 9, 2018.

Website notifications posted on Wednesday, November 15, 2017.

Roll Call Board Members present: Erik Routh, Dan Avilla, Doug Langston, Mike Mollere

Board Members absent: Fredric Funk, Jim Copland, Dave Stewart

Quorum: of the 7 serving board members, 4 were in attendance. Quorum confirmed.

Others Williamson Valley Ranch Members Present: a sign in sheet recorded 9 attending.

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

Meeting Minutes from September 10, 2018 meeting: Approved as written and posted on website.

Reports by Board Members: none

Reports by Committee(s): There are no committees currently in place at the WVRRA.

Officer's Reports:

Presidents report: President Mike Mollere reported that the 2019 annual meeting will take place the 2nd Monday in January. The move to January 14th, 2019 resulted from requests received by community members. The "Notice of annual meeting", including absentee ballot and annual assessment statements, will go out in the mail the week of November 19-24, 2018.

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

Previous balance: \$ 50,035.40

Deposits made since last report: \$ 8,579.80

Debits made since last report: \$ 5,525.00

Current balance as of this meeting: \$ 47,665.49

Motion to approve made by Dan Avilla, seconded by Doug Langston, and approved unanimously.

Old Business:

1. Drainage issues on Friendly Meadow Road and road signs: Vice President Doug Langston has a new proposal to finish the culvert repairs at Friendly Meadow and Corriente Circle. This proposal was not presented at the meeting and tabled until the Feb Board meeting.
2. Street sign replacement & repair: VP Doug Langston has a proposal regarding the status of street signs in need of repair. Tabled until the next Regular Board meeting 02/19.
3. Road Maintenance: Board member Dan Avilla spoke with several road maintenance contractors and put together a summary. Proposal to seal all road cracks with rubberized crack sealant, approximately 8,000 lbs., for the bid amount of \$14,400.
 - Proposal to seal coat all maintained roads, 2 coats of sealer, approximately 174,000 sq. ft.

for the bid amount \$12,980 (spray) or \$17,400 (mechanical squeegee) application.

- This proposal needs to be segmented into 3 separate proposals. Board member Dan Avilla will present at the February 2019 Board meeting for comment and approval.
 - The WVRRA also needs to source a repair company for temporary road repairs (i.e. in the case of Corriente Circle).
4. 2018 Road Association Assessments: The WVRRA still has 4 unpaid 2018 assessments. Liens have been filed on the subject properties.

New Business:

1. Annual assessments: The Board needs to agree on 2019 assessment values and vote to approve this number. Dan Avilla made a motion to retain 2018 values (\$492 per year). The motion was seconded by Doug Langston. The Board voted for unanimous approval. As mentioned previously, the letters go out next week and assessments are due no later than February 1st, 2019. Please be prompt in submitting your payment.
2. 2019 Budget: The Treasurer will prepare the 2019 budget for presentation at the next Regular Board meeting. Road repair projects will include Corriente Circle, West Friendly Meadow, Calais Lane and a road maintenance program.

Annual Calendar: no report

Announcements: Please keep Fredric Funk, our current Board member, in your thoughts and prayers. Fred had heart surgery this past week and is hospitalized at the moment.

Next Meeting: Next *Regular Board meeting* is Monday, February 4, 2019 at 7 PM here in at the Fire Department Station.

Open Forum:

1. A community member commented that the Board should develop language to be placed in the Association Rules that specify property owner responsibility where private roads, right of ways and driveways connect to roads maintained by the association. Without a properly designed apron, the maintained roads are damaged by trucks and large/heavy vehicles. The Board agreed to place this on the 2019 action itme list for study and recommendations.
2. A community member asked about the responsibility for maintaining the strip of property located between Calais Lane and WV Road. The area is unsightly and needs to be trimmed. The Board is unaware of ownership for this property and will place this inquiry on the action item list for 2019.

Adjournment:

Erik Routh made a motion to adjourn the regular WVRRA board meeting at 7:25 PM. This motion was seconded by Dan Avilla. The Board unanimously approved this motion.