

Williamson Valley Ranch Road Association
Minutes: Regular Meeting of the Board of Directors
September 10, 2018

Notice of Meeting:

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, September 7, 2018.

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

Website notifications posted on Wednesday, November 15, 2017.

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

Board Members absent: Dan Avilla

Quorum: of the 7 serving board members, 6 were in attendance. Quorum confirmed.

Others Williamson Valley Ranch Members Present: a sign in sheet recorded 20 attending.

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

Meeting Minutes from July 9, 2018 meeting: Approved as written and posted on website.

Reports by Board Members: none

Reports by Committee(s):

- There are no committees currently working at the WVRRA.
- 2019 road repair committee will address West Friendly Meadow and Corriente Circle.

Officer's Reports:

Presidents report: President Mike Mollere reported that the weed control problem has been resolved. The WVRRA entered into a contract with Zebrascapes to mow the tall weeds, and clean around the street signs. The WVRRA then resumed the contract with Arizona Desert Green to spray the road shoulders 4' off pavement and resume periodic mowing. Please remember that weed control adjacent to our roads is for road maintainence only. It is not done in order to maintain the appearance of the roads - this is the responsibility of each property owner.

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

Previous balance: \$ 54,025.92

Deposits made since last report: \$ 642.00

Debits made since last report: \$ 4,632.43 (admin supplies, road repairs, weed control)

Current balance as of this meeting: \$ 50,035.49

Motion to approve made by Mike Mollere and seconded by Dave Stewart. Unanimous approval.

Old Business:

1. Drainage issues on Friendly Meadow Road and road signs: Vice President Doug Langston reported that work was completed on Friendly Meadow at the west end near WVR Road. There still remains work to be done on Friendly Meadow near Corriente Circle. The Board is waiting for a quote to complete this work.

2. 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 quote needs to be reviewed by the Board before a proposal can be made and voted on.
 - The WVRRA also needs to source a repair company for temporary road repairs (i.e. in the case of Corriente Circle).
3. 2018 Road Association Assessments: The WVRRA still has 10 unpaid 2018 assessments. Liens have been filed on the subject properties.
4. Street sign replacement & repair: A community member reported that Calais was missing a street sign. The Board replaced the street sign in August. VP Doug Langston reported on the status of other street signs in need of repair.

New Business:

1. Gravel placement at entry off Williamson Valley Road : a community member offered to replace the gravel at the west entrance to WVR and only asks for reimbursement for the cost of the gravel. This individual has also cut the grass at the west entry at no cost to the community. The Board recommended that the resident be contacted and (A) a release of liability be signed by the resident and (B) the WVRRA purchase the required gravel. Board member Jim Copland agreed to be the point of contact for the Board.
2. Annual assessment letters will be prepared in November and go out no later than December 1st. The due date will be February 1st, 2019.

Annual Calendar: the annual Board of Directors "community walk-thru" will take place in October, with a date yet to be specified.

Announcements: none

Next Meeting: Next Regular Board meeting is Monday, October 1, 2018 at 7 PM here in at the Fire Department Station. The President may be in Phoenix for medical treatment. If no other Board members wish to take ownership for the meeting, it will be cancelled.

Open Forum:

1. A member present mentioned plans for AT&T to install a 67' cell tower on tabletop mountain.
 - An email was sent from the HOA to all community members with a valid email address on Monday, August 27th. The purpose of this email was to inform community members of the hearing.
 - A hearing took place on Thursday, October 6, 2018 in Prescott Valley. The notice of hearing was sent to residents located inside a 1000' perimeter including the proposed site.
 - The member present attended this hearing and collected information on the AT&T proposal. This information is posted on the WVRRA.org website in the "news" section. Keep in mind that the WVRRA has no opinion regarding the AT&T proposal, and serves only as an information source for topics that concern the community.

- There is nothing in the lease agreement that covers damage to the roads maintained by the WVRRA.
- A 12' x 30' x 8' building would be constructed on site.
- AT&T claims the need for the tower is based on "reverse 911 notifications".
- Several community members expressed concerns about (1) property values, (2) road damage, (3) traffic and noise, (4) additional towers if approval is given.
- There will be more to come. The WVRRA will post any updates in the "news" section, and advise community members of any information received.

2. A community member reported that a vehicle was spotted stopping in numerous driveways, after dark, on the Saturday before labor day. Fellow community members responded that any suspicious activity should be reported to the YC Sheriff Dept.

3. A community member requested the WVRRA place more speed limit signs on Cowboy Trail and and of WVR Road. The Board will explore this.

4. A community member expressed concern about the shoulder drop-off on Cowboy Trail. A Board member agreed to check and report back.

Adjournment:

Jim Copland made a motion to adjourn this meeting of the WVRRA board at 8:05 PM. This motion was seconded by Erik Routh. The Board unanimously approved this motion.