

Williamson Valley Ranch Road Association
2019 Annual Meeting Minutes
(Meeting conducted on January 13, 2020)

Notice of Meeting: The notice of the 2019 Annual Meeting was mailed to all property owners of record on November 30, 2019. Included with the Notice were (a) Annual Meeting Agenda, (b) Minutes from the 2018 Annual Meeting, (c) President's Report, (d) Official Absentee Ballot, and (e) 2020 Annual Property Assessment Statement.

Proof of Quorum:

- Five (5) Board members were present: Doug Langston, Dan Avilla, Jim Copland, Erik Routh, and Sharon Fitch.
- Twenty-one (21) absentee ballots were received in the mail as of January 13, 2020.
- Twenty-five (25) community members attended the annual meeting.
- Quorum requirements were met in accordance with Article V, Section 5.6 of the Bylaws.

Meeting Called to Order: by President Doug Langston at 7:13 p.m.

Welcome and Introduction: President Doug Langston welcomed all attendees and introduced the current Board Members/Officers.

Approval of 2018 Annual Meeting Minutes:

- Twenty-one (21) absentee ballots were returned by community members, twenty (20) identified as approving the 2018 Annual Meeting Minutes.
- Six (6) ballots were submitted at the meeting by community members present at the meeting who had not voted by absentee ballot, all identified as approving the 2018 Annual Meeting Minutes.

Result of Absentee Ballots and Election of New Board Members:

- As stated in the President's Report dated November 7, 2019, there are 5 Board member vacancies. Doug Langston, Dan Avila, Jim Copland and Sharon Fitch are available for re-election to fill 4 of the vacant seats and one new community member, Kevin Schmidt, is running for election to fill the 5th vacant seat.
- Twenty-one (21) absentee ballots were returned by community members, nineteen (19) identified as electing Doug Langston, Dan Avila, Jim Copland, Sharon Fitch and Kevin Schmidt to fill the 5 vacant seats on the Board for 2 year terms each.
- Six (6) ballots were submitted at the meeting by community members present at the meeting who had not voted by absentee ballot, all electing Doug Langston, Dan Avila, Jim Copland, Sharon Fitch and Kevin Schmidt to fill the 5 vacant seats on the Board for 2 year terms each.

Open Forum: President Doug Langston opened the floor for questions and comments from community members.

1. A community member inquired about erecting a 25 mph speed limit sign and/or a speed bump on Lonely Trail due to incidents of alleged speeding on this road. Sharon Fitch stated that the Board would consider this issue when it evaluates and prioritizes road maintenance projects for calendar year 2020.
2. A community member reported possible damage to some of Association roads due to actions of contractors/subcontractors at homes under construction. The community member asked if homeowners/contractors/subcontractors were required to post a bond to protect Association roads from any such damage. Doug Langston and Sharon Fitch stated that the Association's "Construction Rules and Regulations for Owner/Contractor" does not authorize the Association to require that a homeowner/contractor/subcontractor post such a bond. In order to obtain such authority, these Rules and Regulations would need to be amended to add requirement; thereby necessitating that the Association retain legal counsel to ensure

that any such rule is drafted in accordance with Arizona law and that proper enforcement procedures in put in place as well. Jim Copland added that the Board would consider this issue when it evaluates and prioritizes road maintenance projects for calendar year 2020.

3. A community member commented that the entrance to Williamson Valley Ranch at Outer Loop Road and Cowboy Trail is very difficult to see, particularly at night, because of poor lighting or other markings on the poles supporting the overhead at the entrance. The member asked is the Board would consider adding solar lights or some other type of markings on the poles at this entrance that would increase its visibility. Jim Copland responded that this matter is already under consideration by the Board and that the Board is currently awaiting further information on what type of lights and/or markings are permissible to use at the entrances to Williamson Valley Ranch.

Next Meeting: The next regular Board Meeting will be held on Monday, February 3, 2020 at 7:00 p.m. at the Central Yavapai County Fire and Medical Authority Station #57, 4125 Outer Loop Rd, Prescott, AZ 86305.

Meeting Adjournment: A motion was made by Jim Copland to adjourn the 2019 Annual Meeting at 7:27 p.m. The motion was seconded by Sharon Fitch and unanimously approved.