

**Williamson Valley Ranch Road Association**  
Minutes: Regular Meeting of the Board of Directors  
**May 20, 2019**

**Notice of Meeting:**

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Saturday, May 18 2019.

Emails sent were sent to known email addresses on Friday, May 17, 2018.

Website notifications posted on Wednesday, February 20, 2019.

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

**Board Members absent:** Sharon Fitch

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

**Others Williamson Valley Ranch Members Present:** a sign in sheet recorded 15 attending. Meeting called to order: at 7:02 PM by the President of the WVRRA.

**Meeting Minutes from March 04, 2019 meeting:** Approved by Board members as written and posted on website.

**Reports by Board Members:** none

**Reports by Committee(s):** Update from the 2019 WVRRA Road Repair Committee. Jim Copland, Committee Chairman:

1. Maurer Paving bid for striping, crack filling and sealing of existing damage to roads reviewed with Board. This was the only bid received for the proposed work. Included were adding divider stripes and marking the speed bumps in the community. The total bid was for \$22,980. A motion was made by Mike to approve and seconded by Erik. The motion was carried to sign a contract and begin the work.
2. Copperstate Paving provided the only bid for road repairs. Proposed work is: (1) Complete repaving of Lonely Trail, (2) 90' of repair to Corriente Circle, (3) repair to culverts at intersection of Corriente Circle and Friendly Meadow, (4) Repairs to Calaise Lane. Total bid price: \$77,086. A Board member expressed concern that the western portion of Friendly Meadow is falling apart and needs repair, which has been postponed for the last 3 years. A discussion ensued, which identified this section as needing repair in 2020. A motion was made by Jim to approve the bid as written. The motion was seconded by Dave. The motion was carried to sign a contract and begin work.

**Officer's Reports:**

Presidents report: Effective this date, the President is resigning from the Board. He will no longer be the single point of contact for the WVRRA. The President is moving to Fountain Hills, Arizona on May 22<sup>nd</sup>. The move is driven by health reasons. The President wishes to thank the Board of Directors for 3 years of service to the community.

The new President will be Doug Langston. The Board thanks Doug for taking this position. Sharon Fitch will act as Secretary. The Board now requires a Vice President.

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

Previous balance: \$ 129,039

Deposits made since last report: \$ 6,548

Debits made since last report: \$ 0.00 (was "na")

Current balance as of this meeting: \$ 134,332

Report on assessments paid by due date February 1, 2019: 10 delinquent

Delinquency letters were mailed on 03/14/2019 with a due date of 04/15/2019. As of the date of this meeting, the association still has 10 unpaid assessments. Liens will be filed by June 2019 by the Treasurer.

Motion to approve the Treasurer's report made by Jim seconded by Dave and approved.

#### **Old Business:**

1. Drainage issues on Friendly Meadow Road and road signs: update by Project owner Doug Langston. This project is now complete.
2. Update by 2019 Road Repair Committee as above, including striping of roads.

#### **New Business:**

1. Weed spraying and cutting: contract service to spray 4' side of road and cut with rotary mower is in place and completed this month. Community members are reminded that roadway maintenance (weed cutting and trash removal) is their responsibility.

#### **Annual Calendar:**

1. 03/15/2019: HOA tax return due. Owner: Treasurer. In progress.
2. 04/15/2019: HOA Insurance renewal due. Owner: President. Done.
3. 04/15/2019: State of Arizona Corporate Commission Document completed. Performed by Carpenter Hazelwood Law Firm. Owner: President. Done.
4. 04/15/2019: HOA Insurance Certificate to Yavapai FD. Owner: President. Done.

**Announcements:** any new community member in attendance tonight? Two new community members introduced: Mike and Candy Martin, Kevin and Stephanie Schmidt. Welcome!

**Next Meeting:** Next **Regular Board** meeting is Monday, June 3, 2019 at 7 PM here in at the Fire Department Station.

#### **Open Forum:**

1. A community member expressed concern that the new construction uphill from Friendly Meadow has been in progress for 19 weeks, and included over 125 loads of rock/gravel/dirt which has taken a toll on the condition of Orions Belt, Friendly Meadow and WVR Roads. An action item has been developed to pursue a road bond for future construction, and a community member will talk to the construction company about recuperating some funds to repair the roads (Terry Ferris volunteered to represent the Board).

#### **Adjournment:**

Jim made a motion to adjourn this meeting of the WVRRA board at 7:30 PM. This motion was seconded by Erik and carried unanimously.