

## Williamson Valley Ranch Road Association

Minutes for the Regular Board of Directors Meeting  
held on November 4, 2019

### **Notice of Meeting:**

1. Sandwich Boards: Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on November 2, 2019.
2. Emails: Emails were sent to all known community members' email addresses on November 1, 2019
3. Website: Notice of the November 4, 2019 regular board meeting was posted on the WVRRA website on February 20, 2019

### **Roll Call of Board Members:**

Erik Routh  X  Dan Avila  X  Jim Copland  X   
Sharon Fitch  X  Doug Langston  X

Board Members Absent: None

Quorum: 5 of the 5 serving board members were in attendance. Quorum confirmed.

### **Other Community Members Present:**

A sign-in sheet recorded 15 community members in attendance.

### **Guests Present:**

The sign-in sheet recorded any guests in attendance

### **Meeting Called To Order:**

The regular Board of Directors meeting was called to order at 7:07 p.m. by Doug Langston, President

### **Meeting Minutes:**

The minutes for the October 7, 2019 regular meeting of the Board of Directors were approved by board members as written and were posted on the WVRRA website.

### **Reports by Officers and Committees:**

1. Report By Road Repair Committee – None
2. President's Report – Annual Meeting material will be mailed to community members on or before November 30, 2019

3. Treasurer's Report

Previous Balance as of September 30, 2019 report: \$37,178.876

Deposits made since September 30, 2019 report: \$0.00

Withdrawals made since September 30, 2019 report: \$4,800.00

Current Balance as of October 31, 2019: \$32,378.87

Assessments:

195 assessments paid on or before November 4, 2019

2 assessments delinquent as of November 4, 2019

Liens filed on all delinquent assessments: YES

Motion to Approve Treasurer's Report:

Made by: Erik Routh

Seconded by: Sharon Fitch

Motion Carried: YES by unanimous Vote

4. Acting Secretary's Report

Minutes of the November, 4, 2019 will be posted on the WVRRA website after November 15, 2019

**Old Business:** None

**New Business:**

1. Walk-through of Association roads has been posted until after the Annual Meeting on January 13, 2020

**Annual Calendar:**

1. 03/15/19 – WVRRA Tax Return Due (Treasurer): DONE
2. 04/15/19 – WVRRA Insurance Renewal (President): DONE
3. 04/15/19 – WVRRA Corporate Documents Filing Due (Law Firm): DONE
4. 04/15/19 – WVRRA Insurance Certificate Due to YC Fire (President): DONE
5. October – Postponed to January 2020
7. 11/04/19 – Executive Session of BOD to determine the following:
  - a) 2020 Assessments
  - b) Elections of New Board Members
  - c) Mailings of Assessment Letter, President's annual report, election materials, 2019 Annual meeting minutes and Notice of Annual Meeting
  - d) Preparation of 2020 budget
  - e) 2019 annual Treasurer's Report
8. November – Prepare Annual Assessment Letter, Election Material, Notice of Annual meeting, Establish BOD meeting dates for 2020, Reserve Station 57 for 2020 meeting dates.

9. 11/30/19 – Mail Assessments Letters, Notice of Annual Meeting, Election Materials and 2019 Annual Meeting Minutes

**Announcements:** None

**Next Meeting:**

The 2019 Annual Meeting will be held on January 13, 2020

The next regular meeting of the Board of Directors is Monday, February 3, 2020

**Open Forum:**

1. A community member asked about whether solar lights could be installed on the Williamson Valley Ranch entrance. Jim Copland reported that he is researching this and will advise the Board when he obtains all the necessary information, requirements and costs.
  
2. A community member asked about the possibility of the Association adding to its area of responsibility the management, maintenance, repair and replacement of all private streets in the community on top of the 7 roads (Williamson Valley Ranch Road, Lonely Trail, Calais Lane, Friendly Meadow Road, L Bar L Road, Cowboy Trail, and Corriente Circle) it is already obligated to maintain under the terms of the Association's governing documents. The Board explained to all present that the governing documents, as determined by the Association's legal counsel, do not permit the governing documents to be amended to add any private streets to the Association's area of responsibility at this time. To the contrary, the governing documents specifically state that the owners of lots serviced by easements to a private street are responsible for the management, maintenance, repair and replacement of said private streets. In addition, the Board explained that, if and when the governing documents can be amended, 67% of community members are required to vote to approve the addition of such private streets to the Association's area of responsibility. Further, the Board explained that should 67% of community members vote to add the management, maintenance, repair and replacement of said private streets to the Association's area of responsibility, the amounts of the annual assessments plus the need for special assessments would all increase substantially; thereby requiring that 67% of community members vote to approve any and all of these increased annual assessments and special assessments. Based on the foregoing, the Board stated that discussions regarding adding private streets to the Association's area of responsibility could not be considered at this time.

**Adjournment:**

Motion to adjourn the Board of Directors regular meeting was made at 7:57 p.m. by Erik Routh. The motion was seconded by Sharon Fitch. Motion was carried by unanimous vote.