

Williamson Valley Ranch Road Association

Minutes for the Regular Board of Directors meeting held on May 2, 2022

Meeting Called to Order:

The regular Board of Directors meeting was called to order at 7:00 pm by Bonnie Baker

Notice of Meeting:

1. **Sandwich Boards:** Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, 4/29/2022.
 - Cowboy Trail Sandwich board was placed by Brain Keller
 - Williamson Valley Ranch Road was placed by Michael Schwartz
2. **Emails:** email were sent to all known community members' email addresses on 4/21/2022
3. **Website:** notice of the May 2,2022, Regular Board Meeting was posted on the WVRRA website.

Roll Call of Board Members:

Erik Routh Jim Copland Barbara Peterson Bonnie Baker
Jim Washington Michael Schwartz Brian Keller

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

Other Community Members Present:

A Sign in sheet recorded 24 community members in attendance

Guests Present: None

Announcements:

Meeting minutes: the minutes for the April 2022 Regular Board Meeting were previously read and approved by the board. A motion was made by Jim Washington to accept the April Regular Board Meeting Minutes. This motion was seconded and carried by unanimous vote. These minutes are posted on WVRRA's website.

Reports by Officers and Committees:

1. President's report:

- a. **Storage containers.** We are in Zone RCU1. As of 2017, the County has allowed storage containers on properties if they meet the County's requirements. You are allowed 1 large (40') or 2 small (20") containers if they meet the following requirements:
 - i. the setback requirements,
 - ii. it's painted a neutral color
 - iii. Purchase a permit by the county.
- b. **Fees:** if you want to know if you are current with your dues, please call the treasurer.

2. Treasurer's report

A) Association Bank Account - April 2022

	<u>April</u>
Checking Acct opening balance (4/1/2022)	<u>\$ 123,521.16</u>
Deposits	
New resident transfer fee (x4)	+ \$ 600.00
Credit Dividend	+ \$ 17.68
	\$ 617.68
Expenses	
New Hard Drive for Secretary's Laptop	- \$ 34.45
Office 365 for Laptop Computers	- \$ 99.99
Road Liability Insurance	- \$ 1,993.00
Legal work to file liens	- \$ 180.00
Yavapai County liens filed (3)	- \$ 90.00
	(\$ 2,397.44)
Checking Account Ending Balance (4/30/2022)	\$ 121,741.40

We received 4 road association transfer fees from new move-ins.

Earlier in the month we processed 3 liens for outstanding road assessments. We have heard back from 2 of the 3 residents and should have the money collected and liens released, on all but one resident, by the end of May.

Motion was made by Barbara Peterson to approve the Treasurer's report. This motion was seconded. Motion carried by unanimous vote.

3. Report by Road Repair Committee

- Pothole on Calais Lane – was filled. Looking into an overlay approx. 25,852 sf of asphalt at 2.5 inches on Calais Land, Roll to Smooth Finish.
- Friendly Meadow – The crack fill approx. 2160 lf of cracks with hot rubber then Seal Coat Approx. 14,016 sf of asphalt with one coat Master Seal.

Motion was made by Jim Copland to approve the Road repairs as mentioned above. This motion was seconded. Motion carried by majority vote with one opposed.

- A discussion on, if Anderson Asphalt to paint lines showing the speed bump on Williamson Valley Ranch Road.
- A discussion on, if Anderson Asphalt could possibly paint speed limits on road especially where the speed does down to 15 mph on Friendly Meadow Road.
- Weed spraying and mowing is no longer part of the association. According to the county's code violation 302.4, it is the property owner's responsibility to keep the weeds down along the roadway. See the county code violations for further information.
 - i. Jim Copland ordered Stop Sign on Friendly Meadow and Williamson Valley Ranch Road. WVRRA Road Committee will install.
 - ii. Stop Sign on L Bar L and Williamson Valley Ranch Road was turned to the correct position.

Motion was made by Barbara Peterson to approve the Road Committee's report. This motion was seconded. Motion carried by majority vote, one opposed.

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Old Business:

- Speed limit sign for Cowboy Trail – was revisited. Looking at painting the speed limit on street. No sign will be purchased.
- Corporate 1120 tax return, was completed and turned in by Erik Routh in March.

New Business:

- Register for website 9/13/2022, 19.95 per year. WVRRA.org registration fee is as follows:
 - 1 year renewal \$19.95
 - 2 year renewal \$33.90
 - 5 year renewal \$74.80

Motion was made by Bonnie Baker to approve the website renewal for a 5-year term at \$74.80. This motion was seconded. Motion carried by unanimous vote.

- Battery for secretary computer?

Motion was made by Barbara Peterson to reimburse Bonnie Baker for the purchase of a new battery to the laptop the secretary uses at a approx. price of \$30-\$40. The motion was seconded. Motion carried by a unanimous vote.

- **Regular board meeting dates:** The fire department, where our meetings are held, cannot accommodate us in August and November. The Board voted to not have the August meeting but will change the November meeting date to November 14th (Monday).

Community member's questions:

Member concerned that there is discarded asphalt piles on Cowboy Trail from L Bar L to Wig Wag Way (E) will be look at.

Concerns regarding the speed limit either painted or a sign. The concerns also included the large number of trucks who drive on our roads. Members were informed, we are a road committee, and we cannot control traffic. They would have to call the authorities.

Next Meetings:

The next regular meeting of the Board of Directors is scheduled for **Monday, June 6, 2022**, and will be held at Yavapai County Fire and Medical Authority, Station #57, 4125 Outer Loop Road, Prescott, AZ 86305.

Adjournment:

Motion to adjourn the Board of director's Regular Meeting was made at 7:42 by Barbara Peterson. The motion was seconded. Motion carried by unanimous vote.