

Williamson Valley Ranch Road Association

Minutes for the Regular Board of Directors meeting
held on March 7, 2022

Meeting Called to Order:

The regular Board of Directors meeting was called to order at 7:03 pm by Barbara Peterson.

Notice of Meeting:

1. **Sandwich Boards**: Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, March 4, 2022.
 - Cowboy Trail Sandwich board was placed by Brain Keller
 - Williamson Valley Ranch Road was placed by Barbara Peterson
 - The sandwich boards are to be picked up by a community member living off Cowboy trail and given to Brian Keller. Barbara was to pick up the sign on Williamson Valley Ranch Road to be given to Michael Schwartz.
 - i. Cowboy Trail Sandwich board will be placed and removed by Brian Keller.
 - ii. Williamson Valley Ranch Road Sandwich board will be placed and removed by Michael Schwartz.
2. **Emails**: email were sent to all known community members' email addresses on Monday, February 28, 2022.
3. **Website**: notice of the March 7, 2022. Regular Board Meeting was posted on the WVRRA website.

Roll Call of Board Members:

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

Quorum: 5 of the 7 serving board members were in attendance. Quorum confirmed.

Other Community Members Present:

A Sign in sheet recorded 17 community members in attendance

Guests Present: None

Announcements: None

Meeting minutes: the minutes for the February 2022 Regular Board Meeting were previously read and approved by the board. A motion was made by Barbara Peterson to accept the February

Regular Board Meeting Minutes. This motion was seconded by Jim Washington and carried by unanimous vote. These minutes will be posted on WVRRA's website.

Reports by Officers and Committees:

1. **President's report:** None
2. **Treasurer's report**

A) Association Bank Account February 2022

	<u>February</u>
Balance as of February 1, 2022	\$90,298.63
Deposits made since February 1, 2022	\$26,013.79
Withdrawals made since February 1, 2022	-0-
Balance as of February 28, 2022	\$116,312.42

- A) Assessments: unpaid assessments
 - a. 22 assessment still not paid in full. Six \$500 checks received after 2/1/22. 1 lien carried over from 2021
 - b. A Letter/email was sent out to all the unpaid assessment. There is a Late Fee of \$50.00 when 30 days late. Letter was sent out February 28, 2022.
 - c. ***This vote was rescinded. Board raised the late fee to \$100.00 for the first 30 days late then an additional \$50.00 for each month after that. To start February 28, 2023.***
 - i. *There will be **no increase in late fees.** Late fees will continue to be \$50.00 when not received by February 01, 2022.*
- B) Liens: 1 unpaid Lien. Additional liens will be filed as needed. Liens are placed for 6 years.
- C) Jim Washington was appointed to be the Co-Treasurer. A motion was made by Barbara Peterson to approve Jim Washington as Co-Treasurer and was seconded. Motion carried by unanimous vote.

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

- a. Stop sign replacement on Friendly Meadow and Williamson Valley Ranch Road is being looked into by Yavapai County Public Works. Awaiting for their decision.
- b. Discussion on Mowing and/or spraying will be tabled at this time, to a later date.

- c. Paving WVRRA roads according to the Record of Survey of Williamson Valley Ranch map. This map is found on the WVRRA.org website. This discussion was tabled until a later date.

Old Business:

- Treasurer's new Computer has not been purchased yet but will be soon. Jim Washington Co-Treasurer will help install 2022 QuickBooks update and Office 2021 at \$99.00 a year for the office program. Jim Washington will place a new SSD drive in old computer along with the Office program and this old computer will be given to the Secretary for her WVRRA work. A motion was made by Barbara to update old computer and install programs in both computers for both the Treasurer and Secretary. This motion was seconded and carried by unanimous vote.
- President's name was added to WVRRA Bank Account and key was made for mailbox? It was decided that two signatures will be placed on WVRRA Bank Account of both the Treasurer and Co-Treasurer. There will not be an additional key made for mailbox at this time.
- Raising of late fees on association dues - rescinded

New Business:

- Discuss having some board members go to new homeowners homes to introduce the Board, explain how it works, how to get on Website and place their email. A motion was made by Barbara Peterson to begin a welcoming committee consisting of current board members. This motion seconded and carried by unanimous vote. Escrow will give the new owners their packet, Treasurer will let Secretary know when we have new residence and a few Board members will get together to greet the home owners.

Community member's questions:

A reminder that the speed limit in Williamson Valley Ranch on the main roads, is 25 MPH with some areas the speed limit is only 15 MPH. It is posted. Please watch your speed while driving in Williamson Valley Ranch.

Next Meetings:

The next regular meeting of the Board of Directors is scheduled for Monday, April 4, 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 7:37 pm by Jim Washington. The motion was seconded. Motion carried by unanimous vote.