

**Williamson Valley Ranch Road Association**

Minutes for the Regular Board of Directors Meeting  
held on June 1, 2020

**Meeting Called To Order:**

The regular Board of Directors meeting was called to order at 6:40 p.m. by Doug Langston.

**Notice of Meeting:**

1. Sandwich Boards: Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on May 29, 2020.
2. Emails: Emails were sent to all known community members' email addresses on May 26, 2020
3. Website: Notice of the June 1, 2020 regular board meeting was posted on the WVRRA website on May 23, 2020.

**Roll Call of Board Members:**

Erik Routh ✓ Dan Avila ✓ Jim Copland ✓  
Sharon Fitch ✓ Doug Langston ✓ Kevin Schmidt ✓

Board Members Absent:

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

**Other Community Members Present:**

A sign-in sheet recorded 13 community members in attendance.

**Guests Present:** None

**Announcements:** None

**Reports by Officers and Committees:**

1. President's Report: None
2. Treasurer's Report
  - A) Association Bank Account
    - (i) March 2020

|                                      |               |
|--------------------------------------|---------------|
| Balance as of March 1, 2020          | \$ 106,059.59 |
| Deposits made since March 1, 2020    | 11,361.67     |
| Withdrawals made since March 1, 2020 | ( 416.39)     |
| Balance as of March 31, 2020         | \$117,004.87  |

|       |                                      |              |
|-------|--------------------------------------|--------------|
| (ii)  | April 2020                           |              |
|       | Balance as of April 1, 2020          | \$117,004.87 |
|       | Deposits made since April 1, 2020    | 8,087.79     |
|       | Withdrawals made since April 1, 2020 | ( 3,673.53)  |
|       | Balance as of April 30, 2020         | \$121,419.13 |
| (iii) | May 2020                             |              |
|       | Balance as of May 1, 2020            | \$121,419.13 |
|       | Deposits made since May 1, 2020      | 1,180.98     |
|       | Withdrawals made since April 1, 2020 | ( 0.00)      |
|       | Balance as of May 31, 2020           | \$122,600.11 |

|    |  |     |
|----|--|-----|
| B) | Assessments:                               |     |
|    | Total 2020 Assessment Due and Payable:     | 202 |
|    | Assessments paid as of May 31, 2020:       | 192 |
|    | Delinquent Assessments as of May 31, 2020: | 10  |

C) Liens

2 unsatisfied liens previously filed for unpaid 2018/2019 Assessments  
10 liens in the process of being prepared for unpaid 2020 Assessments

Motion was made by Dan Avila to approve the Treasurer's report. This motion was seconded by Jim Copland. Motion carried by unanimous vote.

3. Secretary's Report

A) Automating Meeting Notices by using Website tools

The FREE service offered by Mail Chimp to send out automated meeting and/or other WVRRA notices as been set up and implemented. This service began in late March 2020. The automated notices are sent out to all email addresses for community members that the Association has been provided. Through the WVRRA website, there is a procedure that will allow community members to both subscribe for the notification service and unsubscribe.

B) Rental fee for USPS Mail Box is paid for 1 year (6/1/20-5/31/21)

4. Report By Road Repair Committee

A) Based on the Road Walkthrough by 4 members of the Board of Directors that was conducted on February 29, 2020, Jim Copland, Road Repair Committee Chairperson, reported that the Committee recommends that the following projects be considered for 2020:

- i) Two sections of 4 sections of L Bar L Rd be scheduled for clean, tack coat and overlay with compacted fiber asphalt.

- ii) Remaining 2 sections of L Bar L be seal coated.
- iii) Repair of damaged asphalt and base of at intersection of Friendly Meadows Rd. and Williamson Valley Ranch Rd.

B) Contractors Bids for Repairs

- i) Several contractors were asked to provide bids for the repair of the 2 sections of L Bar L Rd. However, only 1 bid was received from Copperstate Paving & Construction, LLC. The total bid for this project is \$151,635.67.
- ii) Several contractors were contacted and asked to submit bids for the sealing coating of the other 2 sections of L Bar L Rd. Only 1 bid was received from Maurer Sealing and Stripping LLC. The total bid for this project is \$8,000.00.
- iii) Several contractors were contacted and were asked to submit bids for the repair of the damaged asphalt and based at the intersection of Friendly Meadows Rd. and Williamson Valley Ranch Rd. Only 1 bid was received from Copperstate Paving and Construction, LLC. The total bid for this project is \$11,547.17.

**Old Business:**

- 1. Motion was made by Doug Langston to table the matter regarding the illumination of entrance poles to Williamson Valley Ranch at Williamson Valley Rd. and Outer Loop Rd. until more information is received in order to make a final determination on the best course of action to accomplish this project. Sharon Fitch seconded this motion and the motion was approved by unanimous vote.

**New Business:**

- 1. Road projects for 2020:

The Board discussed the recommended road projects for 2020 by the Road Repair Committee and the bids received from the contractors. Based on the Treasurer's report for the period ending May 31, 2020, the Board determined that there was not enough money to complete all the projects recommended. The Board then discussed which projects needed immediate attention and which projects could reasonably be deferred until the next calendar year.

- i) After a long discussion, the motion was made by Dan Avila to defer the repair and sealing coating of all 4 sections L Bar L until next calendar year because this road is still in good enough condition that the deferral of this project would not create increased repairs and/or hazardous conditions in the interim. The motion was seconded by Eric Routh and the motion carried by unanimous vote.

- ii) A motion was made by Dan Avila to proceed with the repair of the asphalt at the intersection of Friendly Meadows Rd. and Williamson Valley Ranch Rd. project in 2020. The motion was seconded by Jim Copland and the motion carried by unanimous vote.

The Road Committee chairman will contact Copperstate Paving and Construction, LLC to set the schedule for completing the repair of the asphalt at the intersection of Friendly Meadows Rd. and Williamson Valley Ranch Rd.

**Open Forum:**

1. A community member in attendance stated that the stop signs at the intersection of Friendly Meadows Rd. and Williamson Valley Ranch Rd. were faded and so not easily seen. A member of the Road Repair Committee said that the Committee would look into this.
2. A community member in attendance inquired by about putting speed humps on Cowboy Trail. The Board responded that there are numerous factual and legal issues regarding doing this and it is seeking advice of counsel before making any decision.
3. A community member in attendance inquired about cleaning up litter on Association roadsides. The Board responded that any and all community members are welcome to clean up litter individually and/or organize a group of community members to do this.

**Next Meeting:**

The next regular meeting of the Board of Directors is scheduled for Monday, July 6, 2020. The location and time of the July meeting will be provided later because the Board does not know if the Association will be permitted to use Station #57 for this meeting.

**Adjournment:**

Motion to adjourn the BOD's meeting was made at 7:37 p.m. by Doug Langston. The motion was seconded by Dan Avila. Motion carried by unanimous vote.