

**Williamson Valley Ranch Road Association**  
Minutes for the Regular Board of Directors meeting  
November 14, 2022

**Meeting Called to Order:** The Regular Board meeting was called to order at 7:03 by Barbara Peterson

Notice of Meeting:

1. Sandwich Boards: Sandwich boards were placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday November 11, 2022.
2. Emails: emails were sent to all known community members' email addresses on November 11, 2022.
3. Website: notice of the Regular Board Meeting was posted on the WVRRA website.

**Roll Call of Board Members:**

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

**Meeting minutes:** the minutes for the September 2022 Regular Board Meeting were previously read and approved by the board. A motion was made by Jim Washington to accept the September Regular Board Meeting Minutes. This motion was seconded and carried by unanimous vote. These minutes are posted on WVRRA's website. October meeting was cancelled: not enough Board Members could attend

**Reports by Officers and Committees:**

1. **President's report:**

- Last meeting of the year, Next meeting will be the Annual January 2023
- Erik Routh has been on the board for 5 years as Treasurer. We thank you for all your service. Erik's last day as a Board Member is December 31, 2022.
- Jim Copland has been on the board for several years and will be on for another year.
- Barbara needs to be reimbursed for \$23.55 for sending out registered mail to Anderson Asphalt.

***Motion was made by Barbara Peterson to be reimbursed for the registered mail. This motion was seconded, and motion was carried by unanimous vote.***

2. **Treasurer's report**

**October 1, 2022**

Checking Acct opening balance (10/1/2022)		<u>\$ 97,792.40</u>
Deposits		
New resident transfer fee (2)	+ \$ 300.00	
2023 Annual Road Assessment	+ 500.00	
Credit Dividend	+ \$ 12.45	
		<u>\$ 812.45</u>
Expenses		
		<u>(\$ 0.00)</u>
Checking Account Ending Balance (10/31/2022)		<u>\$ 98,604.85</u>

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The treasurer has drafted a budget for 2023 and attached it to the report sent out in the mailings about to be mailed out at the end of November 2022.

As of November 1<sup>st</sup>, the treasurer has been blocked, by Intuit, from accessing out QuickBooks software (QuickBooks Pro 2018). Their code has a “time-bomb” command to check today’s date, and if its is greater than X it prevents access. After a 2+ hour text session with their tech support they said this version has been “sunsetting” and will not be supported. There is NO desktop version of QuickBooks available. They would like us to move to their “cloud” version which runs about \$360/hr., every year. I have a temporary work around but will be looking into our options. Most other accounting packages are cloud based and I surmise that current desktop version will be move to the loud in the near future. I would welcome any input. Since this is our 1<sup>st</sup> year using this package, we don’t have a lot of data to export and import into a new system.

***Motion was made by Erik Routh to approve the Treasurer’s report. This motion was seconded. Motion carried by unanimous vote.***

### **3. Report by Road Repair Committee**

- Paving on Calais – completed by Hardscape. 2.5 inches of asphalt & has a 2-year warranty. APS paving service supplied the asphalt.
- Schedule road work on Cowboy Trail – needs to be looked at above Friendly Meadow Road. A contractor damaged the road and will be contacted.
- Repair drainage ditch (erosion in drainage ditch) on Cowboy Trail
  - New culvert pipes placed in drainage ditch needs to be covered
    - The board purchased the drainage pipes as the area was under mining the road
    - Still needs to have rock and soil placed over drainage pipes
- Repair on L Bar L:
  - 2 spots chipped out in front of garage on L Bar L, (possibly garbage truck might of did it.) was repaired by Hardscape at no cost.

Was mentioned that if any property owner sees a contractor or truck damaging the roads, please talk with the contractor or driver. This way we can tell the contractor he needs to repair that part of the roadway.

***Motion was made by Barbara Peterson to approve the Road Committee’s report. This motion was seconded. Motion carried by unanimous vote.***

### **Old Business:**

- Working on getting money back from Anderson
  - The bill was for over \$50,000
  - 50% down payment was paid to him \$23,000
    - Only completed Friendly Meadow Road to the West then several times cancelled the repair on Calais. They stop coming. The Board has sent numerous letters to Anderson, and he is not responding to our letters.

### **New Business:**

- Anyone interested in joining the Board for the next 2 years?
  - Karl Scheib and John Arietta are interested in joining the Board.
- Change Jim Washington to Treasurer when Erik Routh’s treasurer position has ended Dec 31, 2022
  - Need to vote on opening CD’s

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***A Motion was made by Jim Copland to open a CD with some excess funds for a 6-month period. This motion was seconded. Motion was carried by unanimous vote.***

- Need to vote for who will be the second signature at Credit Union

***A Motion was made by Jim Washington to add a second signature on the bank account. Second signer will be Barbara Peterson, President. This motion was seconded, and motion was carried by unanimous vote.***

- Getting another QuickBooks or Quicken account manager. Our current QuickBooks is no longer available.
  - Need to Vote on QuickBooks/Quicken
  - Discussion on what program we should investigate. QuickBooks Pro 2018, the intuit is blocking our access. Most programs are now cloud version and are \$360/yr. No desktop available.
  - Quicken does not have the items the Treasurer needs for his bookwork.
  - No suggestions for a new program were suggested. Will continue to investigate.
- Purchasing Envelope #10 for mailing with return address printed on them – Jim W. Completed
- Purchasing a stamp “Annual invoice enclosed” -- Brian completed
- Vote on Annual assessment @ \$500.00/ yr. Your assessment payment must be paid via check and due no later than January 31<sup>st</sup>. There is no grace period. All payments need to be paid via check as we do not have other means for payment.

***Motion was made by Barbara Peterson to keep the Annual Assessment @\$500 / yr. This motion was seconded, and motion was carried by unanimous vote.***

- Asking community members to sign up on WVRRA.org website their email address, so they will get information on what is happening in our community and keep everyone updated.
- Sending out two mailers expect to receive late November.

**Community member’s questions:**

- Why are only board members vote and not the community. The Board members were voted years ago to be the only voters as the By Laws states you need 67% of the entire property owner to change the bylaws. There weren’t enough property owners who could/ or would vote, so it was voted that only the board members would vote on a motion.
- Complying with weed control. One member stated that Yavapai county stated the weeds need to be not more than 6 inches tall and cut down 30 feet from property lines and housing. The board thanked the property owners for complying with the county.

● **Next Meetings:**

The next Annual meeting of the Board of Directors is scheduled for **Monday, January 9, 2023**, 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 7:50 by Barbara Peterson. The motion was seconded. Motion carried by unanimous vote.***