

**Williamson Valley Ranch Road Association
Annual Meeting March 27, 2009**

Mark Lienau, President called the meeting to order at 7:07 p.m.

Attendees: Michael Baccala, Tom Boeltz, Jim & Rosie Carroll, Deann & Caesar Del Prato, Jerry Dick, Dave Drost, Penny & Jack Dulgerian, Jeanne Forsyth, Carolyn Gerber, Bev Higley, Sharon & Hoppy Hopkins, Annette Jeffrey, Stanley & Tawni Johnston, Mark & Sara Lienau, Sue & Johnny Maldonado, Jim & Doris Pool, Joe & Joyce Pritts, Karen Roush, David, Rita & Andrew Tinsley, Maria & Frank Vitamonte, John & Debi Weaver.

Secretary's Report: Joyce Pritts read the minutes from the January meeting. Joe made a motion to accept the minutes as read seconded by Sharon.

President's Report: Mark summarized the past year. Dues were raised to \$247. Cowboy Trail was resurfaced with a new process and the worst of the bumps fixed. The worst of the utility cuts on L Bar L were fixed with 8 bags of cold patch. The drainage culverts were cleaned out. Mark recently met with Grady's Paving and they are working up bids for all needed areas on an individual basis.

Treasurer's Report: Read by Sara Lienau as follows:

Bank Account Balance \$49,583.79
Petty Cash \$0
Accounts Receivable \$8,821.30 (30 owners)

1 property in escrow (refinanced)
5 liens from 2008 two of which are for one property.

Paid	1/10/09	Sara Lienau \$130.86 stamps, envelopes, paper labels, ink
	1/20/09	Mark Lienau \$134.42 road patch
	3/5/09	Rise Plimley \$400 tax preparation
	3/5/09	AZ Department of Revenue \$50 income tax
	3/5/09	National Bank of AZ \$10 Cashier's Check fees (2)

Pending Jim Pool \$55.99 network charges
Mark Lienau \$10 AZ Corporation Commission
Hoppy Hopkins \$22.11 meeting supplies

Joyce made a motion to pay Jim Pool the web fee seconded by Sharon followed by a unanimous vote. Joe made a motion seconded by Cesar to reimburse Mark followed by a unanimous vote. Joe made a motion seconded by Sharon to reimburse Hoppy followed by a unanimous vote.

The question was raised how to handle the remaining 30 unpaid dues. A motion was made by Joe and seconded by Caesar that since we are in the time frame where we should lien at the cost of \$14 per lien, that we proceed with the liens. A motion was made by David and seconded by Joyce that next year after 30 days a second letter shall be sent by certified mail with the late fee included followed by a lien for those unpaid in 30 more days.

Road Manager's Report: David has been researching brush hogs to solve our weed problems on the roadside within the ranch. No used brush hogs have been on the market. A new brush hog with a 72 inch double blade runs between \$1150 and 1960 depending on the HP and the make. Chino Rental has one with a 60 inch blade which they will deliver and rent for \$150 per day. Since we have several volunteers with tractors to use this would seem to be the most economical way for us to go.

There are five signs that need to be straightened: Friendly Meadow Rd & Corriente Circle, Friendly Meadow Rd west of Lonely Trail, Williamson Valley Ranch Road & Nelson Ridge Rd., Williamson Valley Ranch Rd. & Patina Rd., Williamson Valley Rd. south on Patina Rd. Estimated cost for concrete and re-bar to fix the signs is \$200. Estimated completion of sign repairs and the first cut will be within 45 days of this meeting. The second cut would be in the September-October time frame if needed. Appearances of high growth may deem this schedule to be moved up. David asked for an appropriation of \$1000 for sign repair and grass and weed maintenance to be put into the 2009 budget. The passage of this request will allow the work to be done on a timelier basis. Sharon made a motion seconded by Joyce to accept the report. The vote was unanimous. Joe made a motion seconded by Caesar to grant the appropriation and the vote was unanimous.

Election of New Board Members: Mark explained the two year 9 member board we have in place with half the seats up for election each year. We have 6 people running for the 4 available seats as follows: Diane Clark, Caesar Del Prato, Dennis Jeffrey, Mark Lienau, Jim Pool and John Weaver. The election was held by secret ballot with the secretary tabulating the votes. There were 11 property owners who entrusted their proxy vote to John Weaver. The results were the two year election of Caesar Del Prato, Dennis Jeffrey, Jim Pool and John Weaver. The positions of the board members will be decided by the board at the next official meeting.

New Business: As senior member of the board, Jim Pool conducted the rest of the meeting. Jim began by thanking our outgoing president Mark Lienau for all the time and effort he has put into our committee over the past years. When he became president no repairs had been made from the original roads and with his guidance we began to see improvements made.

Sharon would like to hold a neighborhood trash cleanup day for all residents this spring. There is much trash along the roads in the ranch and with everyone helping we could make a difference. This would also make it safer and more effective when the brush hog is used to cut the weeds.

A brief discussion was held regarding suggestions and plans for the next year. It was suggested that we have committees so that more than one person bears the responsibility for everything and also shares the knowledge. A roads committee would have the duties of collecting bids, investigating the contractors and overseeing the job in progress. There followed some discussion of the problems with Cowboy Trail. Also, Mark is waiting to hear back from Grady's regarding the breakup of some of their repairs on Williamson Valley Ranch Road. Calais has a number of potholes that need to be filled. We would like to get repairs started before the monsoon season as that will increase the damage and delay repairs further.

The next meeting of the board will take place at the Pritts residence at 4140 Chuckwalla Rd at 7:00 on April 10.

Joyce made a motion to close the meeting seconded by John and the vote was unanimous.

Respectfully submitted,

Joyce Pritts