

**Williamson Valley Ranch Road Association
Annual Meeting January 15, 2010**

John Weaver, President called the meeting to order at 7:13 p.m.

Attendees: Atkinson, Ann, Baccala, Michael, Berry, Hal, Brubaker, Dave & Linda, Carroll, Jim & Rosie, Dick, Gerald & Judy, Drost, Dave & Marti, Dulgerian, Jack, Fabry, Tom, Ferguson, Don & Pam, Garcia, Othon & Suzanne, Higley, Bev, Howell, Brian, Jeffrey, Dennis & Annett, Larson, Greg & Judy, Lienau, Mark & Sara, Maldonado, Joan & Sue, Martin, Steve, Miller, Dennis, Nelson, Reg & Jill, Page, Bob, Petzoldt, Floyd, Pritts, Joe & Joyce, Prout, Steve, Rumble, Crayle, Schambach, Stan & Norma, Skurja, John & Shannon, Stewart, Dave, Strong, Penny, Thornhill, Dan & Katherine, Tinsley, David & Rita, Verna, Frank & Debbie, Vitamante, Frank & Maria, Weaver, John & Debbie.

Secretary's Report: Joyce Pritts read the minutes from the November 6th meeting. Dennis made a motion to accept the minutes seconded by David and the vote was unanimous in favor.

Treasurer's Report: Sara Lienau read the report as follows:

	Current	
Bank Account-Savings	\$43,427.18	
Bank Account-Contingency	\$5,000	
Accounts Receivable	\$19,611	

1 property in escrow
8 liens

Paid	Lien Expense- Dennis Jeffrey	15
	Billing Expense- Sara Lienau	120

Total- \$135

Pending None

David made a motion to accept the report seconded by Joe and the vote was unanimous in favor.

Webmaster's Report: Jim Pool was unable to attend but asked John to remind all homeowners to keep their e-mail address updated.

President’s Report: For those who are unfamiliar with the Williamson Valley Ranch Road Association this is the purpose as stated in Article III Section 3.1 of the By-Laws. *“The primary purpose of the Association is to serve as the governing body for the Owners of Lots for the purpose of maintaining the Roads and Easements and to fulfill such other obligations and exercise such rights as are given by statute and the Association’s Governing Documents, as they may hereafter be amended.”* Article XIV Definitions Section 14.29 defines Road as follows: *“Road means any of the easements for ingress, egress and roadways as shown on the Survey and specifically consists of those easements designated as Williamson Valley Ranch Road, Lonely Trail, Calais Lane, Friendly Meadow Road, L Bar L Road, Cowboy Trail and Corriente Circle, as set forth on the Survey and specifically excludes any Private Streets.”*

Early last year David presented two plans for the Roads Manager. (See May 8th minutes). The first plan was concerned with maintenance and preserving our roads as much as our funds would allow. The second was directed towards improvements. The board discussed the options and it was decided to go with the first plan. Unfortunately, when our subdivision was created the developer chose to take the least expensive way possible with the roads, which are substandard, as they do not have a proper base or shoulder. It was also decided to establish a contingency fund starting with \$5,000.00 separate from our operating account for emergencies such as road washouts. So the board made the decision for this year to fill the cracks in our roads, replace sections that were falling apart, repair the bar ditches and spray and cut weeds along our roads and repair signs.

During the past year the board had 6 meetings. Sara, Joyce, Joe, and John were able to make all six meetings. Sharon missed one, David missed two, Caesar, Jim and Dennis missed 3 each. Tom Boeltz was selected to finish out Caesar’s remaining term at the November 6th meeting and attended that meeting.

Total expenditures for 2009 were \$45,166.55 itemized as follows:

1. Operating Costs	\$2,722.46
Postage, taxes, insurance, PO Box etc.	
2. Emergency Fund	\$5,000.00
3. Misc. Road Maintenance	\$1,145.65
Brush Hog Rental, Weed Spray, Concrete	
4. Road Maintenance	
Bar Ditch Clean-up	\$1,600.00
Pot Hole Repair – Super Seal	\$3,680.00
Crack Seal – Turco	\$16,650.00
Friendly Meadow – APS/Diamond T & Culvert	\$14,368.41
Total Rd Maintenance	\$36,298.44

Road Manager’s Report: David presented a comprehensive report of where your money was spent during the past year as follows.

1. Grass Cutting: One year ago at the last annual meeting, David presented a proposal to cut the grass on all the roads in the subdivision. Joe Pritts brought his tractor up from the valley and pulled the rented six-foot brush hog. Cost was \$164.03 or ½ percent of expenditures.
2. Sign Repairs: Seven, blown over, crooked or too high signs were fixed. Four were on Friendly Meadow, one on Williamson Valley Ranch Road, one on Nelson Ridge Road and one on Calais Road. In April of 2009 all targeted signs were concreted in with re-bar and formed. Completion time was two days at a cost of \$183.90 or ½ percent of expenditures.
3. Poison Grass: All grass protruding through asphalt and close to the edge of the road were poisoned on all asphalt roads in the subdivision using Primatol. This was done several weeks after the grass was cut with the brush hog. Completion time was four hours. Cost was \$217.40 or 1 percent of expenditures. (It should be noted that Primatol was not as effective as we had hoped.) In August John sprayed the weeds again with Kilz All, which seemed to be more effective. The cost is \$413.34 for 5 gallons, which is then diluted. There are approximately 1½ gallons remaining.
4. Ditch Cleaning. Ditches were cleaned using a backhoe on Friendly Meadow Road. Completion time was one day. Cost was \$1,600.00 or 4 percent of expenditures.
5. Repair of Pot Holes: Seven potholes were repaired. There were four on Friendly Meadow Road, two on Williamson Valley Ranch Road and one on Calais Lane. Completion time was two days. Cost was \$3,680.00 or 9 per cent of expenditures.
6. Crack Fill: Crack fills were contracted out for the following streets: Friendly Meadow, from Williamson Valley Ranch Road, west to the dead end, all of Lonely Trail, Williamson Valley Ranch Road, from the entrance north to Friendly Meadows, all of L Bar L Road and Cowboy Trail from Friendly Meadow Road north ending at the cul-de-sac. Completion time was four days. Cost was \$16,700.00 or 44 percent of expenditures. Hopefully this will extend the life of these roads.
7. Build a Cul-de-sac and chip and seal the remainder of Friendly Meadow Road: Completion time was 3 days. Cost was \$14,781.18 or 40 percent of expenditures. Several members indicated their displeasure with the completion of the Friendly Meadow cul-de-sac and chip sealing. John explained the history of this project and that the Board had a limited amount of money left, which was insufficient to complete any other project. The Board voted to complete the Friendly Meadow project at this time, rather than put it off for future consideration. This issue was discussed at length and all questions regarding this issue were answered by John or other Board members.

The history involved is as follows: The developer originally intended for Friendly Meadow to be another entrance to the Ranch. The County refused to allow this because there was not sufficient roadway to provide safe exit and entrance at this point of Williamson Valley Road. So instead a gate was built and welded shut. He then planned to build a cul-de-sac for vehicles to turn around at the dead end and this is shown on the County map. This was never done due to disagreements between the developer and the WVRRA at that time. So this project has been waiting for completion for some time. John and Dennis worked on getting bids from 3 contractors but contractors are reluctant to come out to bid small jobs like this and we only received 2 bids, one from Grady and one from APS. The lesser bid from APS was approved at the August 14th meeting.

Election: Apparently, Susan Maldonato & Debbie Verna had changed their minds about running for the board so their names were struck from the ballots. Brian Howell volunteered his name. With the addition of Brian we had five candidates for five seats. Those in attendance agreed to elect the five without ballots.

New Business: Several members suggested that we create committee for fund raising, work parties, etc. If anyone would like to volunteer for this please e-mail any board member and attend the next meeting.

It was also suggested that the board create a 5 year plan.

The question was raised why the board had not increased the dues 20% this year and the board members responded that property owners had asked that they not be raised due to the current economy had approached them. An informal poll was taken of those in attendance and two thirds were in favor of increasing the dues next year.

David requested that he be reimbursed \$43.24 for poster board and markers to make the three signs advising of the meeting posted at the two entrances.

Bev made a motion to close the meeting seconded by Joyce. The vote was unanimous and the meeting adjourned at 8:05.