

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION  
ANNUAL MEETING MINUTES  
January 14, 2011, 7:00 p.m.**

**Present:** John Weaver, President; Brian Howell, Vice President; Joyce Pritts, Treasurer; Jim Pool, Webmaster; Rosie Carroll, Special Events Coordinator; Tom Boelts, Contractor Liaison; Dennis Jeffrey, Road Manager; Joe Pritts, Member At Large.  
**Absent:** Bev Higley, Secretary **Guests:** Jim Carroll, Mike Baccala, Dave & Lind Brubaker, Dave Stewart, Frank Vitamonte, Bill Bates, Shannon Skurja, Don Ferguson, Danette Raenell Killian, Mark & Sara Leinau, Rich Rumble, Jim Copland, Mark & Melody Weaver, Linda Szewczyk, Mark Thieme, Ronald Price, Barbara Boeltz, Cynthia Van Hook & Tim Jayne, Chad Smith, Lorrie Smith, Doris Pool, & Debi Weaver, Robert Leech.

	<b>DISCUSSION</b>	<b>ACTION</b>																						
<b>CALL TO ORDER</b>		The meeting was called to order by President Weaver at 7:07 p.m.																						
<b>TREASURER'S REPORT</b>	<p>Joyce Pritts, Treasurer presented an overview on the current state of the Road Associations finances.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bank Account – Checking</td> <td style="text-align: right;">\$42,058.28</td> </tr> <tr> <td>Bank Account – Contingency</td> <td style="text-align: right;">\$10,026.63</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Accounts Receivable</td> <td style="text-align: right;">\$27,958.30</td> </tr> <tr> <td>Accounts from Last Year Included</td> <td style="text-align: right;">\$ 2,488.20</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Accounts Paid:</td> <td style="text-align: right;">\$172.20 (Joyce Pritts/Office Supply &amp; Postage)</td> </tr> <tr> <td>Accounts Payable:</td> <td style="text-align: right;">\$ 47.98 (Jim Pool/Renewal of web fees)</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>5 Properties in Escrow</td> <td> </td> </tr> <tr> <td>12 Liens Pending</td> <td> </td> </tr> </table>	Bank Account – Checking	\$42,058.28	Bank Account – Contingency	\$10,026.63			Accounts Receivable	\$27,958.30	Accounts from Last Year Included	\$ 2,488.20			Accounts Paid:	\$172.20 (Joyce Pritts/Office Supply & Postage)	Accounts Payable:	\$ 47.98 (Jim Pool/Renewal of web fees)			5 Properties in Escrow		12 Liens Pending		No action taken.
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<b>ADMINISTRATIVE ACTIVITIES</b>	<p>President Weaver gave an overview of the activities that have occurred over the last year. They include:</p> <ul style="list-style-type: none"> <li>• Possible CC&amp;R Violations – Established a “CC&amp;R Violation Policy” which sets up procedures for investigation and resolution of complaints about CC&amp;R violations.</li> <li>• Emergency Fund – An additional \$5,000.00 was added to the emergency fund, which now totals a little over \$10,000.00.</li> <li>• Delinquent Assessment – Recommendation that we not allow any property owner to get more than one year delinquent. Take the property owner(s) to small claims court after a letter from our attorney.</li> </ul>	President Weaver opened the meeting to present an overview of last year’s activities.																						

- Started year \$13,139.60 delinquent
- Ended year with \$3,214.14 delinquent
- Moving and spraying of weeds – Rented a Brush Hog and trimmed the weeds along the road, twice, for a total of \$386.22.
  - Due to a complaint we determined we could not do these activities anymore. Now we hire a contractor to complete these two items.
  - Hired a Pest Control Company to Spray the Weeds for a cost of \$2,300.
- Bazaars – Based on a recommendation from last year’s annual meeting, we held two Bazaars at the Stage Stop Gas Station
  - Made a total of \$680 in profit
  - Acknowledged Rosie Carroll for coordinating these events.
- Road Repairs and Maintenance – Based on our policy to identify the worst road and repair it.
  - The worst area of the roads was determined to be 0.4 of a mile of the east end of L Bar L and 0.6 of a mile of the east end of Friendly Meadow Rd, which were Chip Sealed. We also “Fogged” this area to prolong the life of the road. Total cost was \$36,716.94.
  - We also had the road stripping redone for a total cost of \$523.89.
  - Repair of potholes on Calais, Friendly Meadow and Lonely Trail was done for a cost of \$4,843.
- We had a group of Homeowners who obtained bids and made a presentation to the Board to spruce up the entrance on Williamson Valley Road. They put together the work party and completed all of the work. Cost of \$1,118.82.
- The Board voted to raise your assessments 20%. This decision was partly based on last year’s comments from the Annual Meeting.
- Contiguous Lot Compliant – Board met with Jim Atkinson, Homeowners Attorney, who indicated that Section 15 E, was set up as an exemption for only the developer. But it was so poorly written, we could possibly lose if it went to court. Therefore, we are providing an option for those property owners who fall into this category. They will have to complete a letter to the board advising them whether they want the

	<p>exemption or not. This amounts to about \$4,000.00 in lost income.</p> <ul style="list-style-type: none"> <li>Acknowledgement – John Weaver, President wanted to acknowledge the departing board members for their service to the Road Association. They are Jim Pool, Tom Boelts, Dennis Jeffrey and Bev Higley.</li> </ul>	
<b>OPEN DISCUSSION</b>	<p>CC&amp; R Clarification – A Homeowner asked if the Board had considered changing the CC&amp;R to better clarify items that are ambiguous.</p> <p>Road Association not a Homeowners Association – Several Homeowners were upset, as they believe that we are a Road Association and not a Homeowners Association.</p> <p>Attorney Counsel – An Homeowner expressed his concern about the Boards decision to seek legal opinion on several matters this year.</p> <p>Chip Sealing of the Cul-de-Sac of Friendly Meadow Rd – One Homeowner was upset that in 2009, the Cul-de-Sac, which was a dirt road, was Chip Sealed.</p>	<p>President Weaver explained that to change the CC&amp;R's it would take an agreement of 67% of the homeowners. This will be a topic for the next board to consider, (the cost, process and potential benefits of proceeding).</p> <p>President Weaver explained that according to Jim Atkinson, Attorney, legally we are a Homeowners Association because we have CC&amp;R's.</p> <p>Several Members of the Board (Rosie Carroll, Tom Boelts, Dennis Jeffrey &amp; Brian Howell) stated that they are trying to "DO the Right Thing" and felt it was imperative to get a legal opinion to do so.</p> <p>Present Weaver explained that according to the CC&amp;R's, the Road Association is responsible for all of the original roads. A few years earlier, Calias was completed and the completion of Friendly Meadow with a Cul-de-Sac is the last road to get completed. This was approved by the Board.</p>
<b>ELECTIONS</b>	<p>There are five vacancies available for this year's board.</p> <p>The following individuals have volunteered to be on the board. They are: Mike Baccala, Robert Leech, Bill Bates, Jim Copland and John</p>	<p>A vote ensued and the five candidates were elected for a 2-year term.</p>

	Weaver. Candidates introduced themselves and gave a brief overview of their strengths, past experience and rationale for volunteering on the board.	
<b>ADJOURNMENT</b>	Respectfully submitted,  Debi Weaver, Homeowner for the Board	Meeting was adjourned at 8:28 pm.