

Board Meeting

Yavapai Fire Department

September 12, 2003

Board Members Present:

Janet Chiesna, Treasurer/Secretary
John Miller, Vice President
John Higley

Guests:

Mr. And Mrs. Mannheimer
Mr. And Mrs. Pool
Mr. And Mrs. Boelts

CALL TO ORDER

John Miller called the meeting to order at 6:35 PM.

APPROVAL OF MINUTES

June, July and September minutes will be put on the October agenda for approval. There was no meeting in August.

TREASURER'S REPORT

2 liens have been released. Liens remain on 2 parcels. A letter of demand has been sent to one property owner and a lien will be filed if the \$100 road assessment is not paid by October 1, 2003.

Balance in the savings account is \$5368.04; Petty Cash is \$177.59, Accounts Receivable is \$345.84. Accounts Receivable is \$1,650.00 to Jim Atkinson Law Office.

Janet submitted a bill of \$1,650.00 from Jim Atkinson for approval. A motion was made by John Higley and seconded by John Miller to approve the bill for payment.

NEW BUSINESS

John Miller asked about Diana Dias and if the Board had receive a letter of resignation. Janet said she had received an email with an attached letter but was unable to open it. She has emailed Diana to let her know she was unable to open the letter but had not received a response by the Board meeting time.

The Board would like to invite property owners to support the Board with help in Board matters (i.e. secretarial support, computer support). You can email the board at the WVRRA website: www.javeraarabians.com/WVRRA/wvrra

John Higley and John Miller will be installing a gate September 15 or 16 at the end of Friendly Meadow to limit access from Williamson Valley Road.

COMMITTEE REPORTS

Board Status and Changes to By-Laws and CC&Rs: Darrell Mannheimer advised the Board and guests about several issues surrounding the existing Declarations, Bylaws and Rules & Regulations. The Association lawyer, Jim Atkinson, and the Williamson Valley Ranch, Inc (WVR) lawyer have exchanged information but have not sat down to discuss how to resolve the issues. Jim Atkinson has rewritten the Declarations, Bylaws and Rules and Regulations to provide clarification only. There is still no decision on whether there was a legal transition on 9-26-2002 from WVR to the WVRRA.

Jim Atkinson has suggested that new directors to replace the directors that have resigned not be done until the lawyers determine if the transition took place. If it is determined that WVRRA has to get 51% of the property owners together in order to legally transition from WVR to WVRRA, then the revised Declarations and Bylaws should help. John Higley said there could be proxies.

Jim Pool asked if anyone had met with John Hunt. Darrell said that he and John Miller had met with him. John Hunt was unaware of any problems and felt the Declarations and Bylaws were OK. He decided to get his lawyer involved to resolve the issues.

OTHER ISSUES

Darrell passed out a wish list for WVRRA. Janet will email property owners requesting volunteers.

Tom and Paula Boelts volunteered to set up an ice cream social. John Miller offered his home for the event.

Jim Pool offered to work on a newsletter with the Board. He will work with Janet on a database of addresses.

Roads: a lot of discussion about road cuts and blocked ditches. Board wants to make sure that new rules and regulations have requirements for permits on any road cut. There will be specific instructions on how to fix the road after a cut has been made. Blocked ditches are creating water problems for property owners. Rules regarding ditches will also have to be looked at.

ADJOURNMENT

Meeting adjourned at 7:25 PM.