

Williamson Valley Ranch Road Association
November 12, 2004 at 7 PM

Mark Lienau, Interim President, called the meeting to order at 7:10.

Attendees: Jim & Doris Pool, Dennis (Joe) & Joyce Pritts, Mark Frasier (*Interim Vice president*), and Sara Lienau (*Treasurer*) Daniel G Mannheimer, Beverly & Ronald Price, Tom Boelts, Julia & Curtis Bluth (*Roads Manager*), Darrell Harmon.

Review of Minutes from last meeting.

The last meeting was September 10, 2004 Sara and Mark Lienau published the minutes and distributed them to all those having e-mail addresses. Written copies were also provided at the meeting for those who had not received them by e-mail. The minutes were reviewed and accepted by those in attendance.

Interim Presidents Report

Mark Lienau reported that the sheriffs department had been contacted for this evenings meeting but Sergeant Howard was unable to attend tonight.

Mark requested those present to approve reimbursement for the charge to prepare the overhead view foils. It was so moved and accepted.

Mark reported on a request for a zoning variance from John Hunt. Mr. Hunt owns 2.7 acres between WVR and the road. His goal is to improve this parcel and build a country store with gas pumps and a meeting room for the public's use. As the law reads now parcels requesting a change of zoning must be considered and approved individually. Many county residents are opposing this variance and land use due to the fear that it would set a precedent. This information is presented for your information to keep you aware of neighborhood business.

Interim Vice presidents report

Mark Frasier reported that there is only one instance of outstanding dues at this time. It is for a parcel owned by Robert & Sally Johnson in Wisconsin. Efforts to contact the Johnson's have failed. Mark will proceed to filing a lien for the fee of \$14.00.

Financial Review

Bank Account Balance \$12,722.60

Petty Cash \$35.55

Accounts Receivable \$300 (3 total: 1 liens/ 1 – Title Company error/1- 3rd & final)

Total Ranch Ownership: 137

5- in escrow

13- various stages between Assessor's office and County database.

Roads Manager Report

Curtis Bluth reported that an estimator is coming the week of November 15, 2004 to give a verbal quote on repairing and chip sealing the roads. It should be noted that this quote is only valid until the end of November but will give us a good idea of the current cost. As funds are limited it will probably only be possible to repair the bad spots at this time and hope to do more next year. Pictures will be taken of the repair areas before and after repair. The officers will approve this expenditure.

It was also reported that Troy West is planning to have the road fixed in front of his property.

Voting New Officers In:

At this meeting paperwork was completed making Mark Frasier officially the Vice President.

Nominations for Secretary.

Joyce Pritts was nominated by Sara Lienau and approved by those present and over 2/3 of the current Directors to serve as secretary.

New Business.

It has been suggested and agreed that a *Dangerous Curve* sign be placed on Friendly Meadow Road.

As a budget must be drawn up for the new year it was suggested that a budget committee be established. Sara Lienau made a motion to establish this committee and it was seconded by Mark Fraiser and approved by those in attendance. Please consider sitting on this committee and taking an active part in the future of our community.

The "Association Rules" document was presented by Mark Lienau for review and discussion. After about 20 minutes of discussion a motion was made and approved by those present and over 2/3 of the current directors to adopt and distribute it to all homeowners.

There being no further business, the meeting was adjourned at 8:25 PM.

The next meeting to be held on December 10, 2004 will be a pot luck social get together at Mark Frasier's house. Details will follow in an e-mail from Mark Frasier.

Respectfully Submitted,

Joyce M. Pritts,
Interim Secretary, WVRRA