

Williamson Valley Ranch Road Association
February 11, 2005 at 7 PM

Mark Lienau, President, called the meeting to order at 7:00pm.

Attendees: Mark Frasier (*Vice president*), and Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Dan Bonifay, Paula Harmon, Darrell Harmon, Jim Copland, Denny Craven, Tom Boelts, Jeanne Forsyth, Frank & Maria Vitamonte, Susan & Bill De'ak

The minutes from the January 14th meeting were approved.

Presidents Report

Mark Lienau reported that Jim Atkinson, our attorney agreed to handle the incorporation of the homeowners association for a reduced fee of \$600.00 and the papers had been filed with the state on January 20th. Mr. Atkinson also supplied a suggested revision of the By-Laws which will be discussed at this meeting. Jim Pool our "web master" is working to create a web for us and should have it finished soon. The results of the five "fix it" letters and one inquiry letter are as follows: The inquiry regarding the Mobile Home Company resulted in an explanation that the owner is simply using his company name and has no intention of using his property as a Mobile Home Park. The West's on L Bar L report that the quote they received to fix the road was more than they could afford and will work with Curtis Bluth our road manager to get the road fixed in conjunction with the association's repairs. A homeowner at the meeting spoke up and reported that the West's had apparently gone ahead and fixed the road as it was now patched. Mark Lienau will drive by and verify. The Pages on Williamson Valley Ranch Road will see that their damage is fixed. The Property on Lonely Trail owned by Binney & Yeley is to be fixed by the contractor. In addition the property owner has questions regarding whether the County is responsible for improper drainage. Mark Frasier is checking on this for him. Mark said that the Berman's will instruct the contractor to fix the damage to Williamson Valley Ranch Road and asked that we let them know if it get done, as the Bermans are not in town to verify this. James Neal who owns the property on Cowboy Trail has refused to fix his damage thus far. There is a witness to the incident, which caused the damage, who is willing to testify in court and we will proceed as necessary. Brant Smith (contractor on Cowboy Trail) plans to help patch Cowboy Trail and will work with Curtis Bluth. There are currently no outstanding liens at this time.

Financial Review

Sara Lienau presented the following Treasurer's report:

Bank Account Balance \$13,542.44
Petty Cash \$34.32
Accounts Receivable \$423.34 credit
Paid
M. Frasier Lien \$15.00

M. Lienau Copy \$1.23
Pending
M. Lienau Copies \$6.98
Total Ranch Ownership: 150
2 in Escrow & Pending
Total Ranch Ownership: 141

New Business

It has been brought to our attention that it is customary to charge a transfer fee through the title company when there is a change of ownership. This is to reimburse for the time necessary to process the documents in the association. The board will vote on this after some discussion as to the appropriate amount.

A discussion followed regarding the proposed by laws which were e-mailed to all homeowners whose e-mail addresses are current. Mark Lienau pointed out his suggested changes to Jim Atkinson's documents. Questions were raised regarding sections, 9.4 and 9.5, which pertain to maintenance of private streets. After some discussion and a straw poll taken it was recommended that Mark remove the reference to adjacent property in section 9.4 and check with the attorney for appropriateness. A vote was taken and these sections will remain in the proposed bylaws that the board will vote on. Mark will advise the attorney on Tuesday, February 15 of all the changes and have the revisions in place when the board meets to vote on them next weekend.

Future Business

It was suggested that the association might initiate a work weekend when necessary where everyone would work together to keep the development spruced up. This was proposed instead of hiring a street sweeper on occasion to remove mud from the streets.

The meeting was adjourned at 8:25

Respectfully submitted,
Joyce M. Pritts