

**Williamson Valley Ranch Road Association**  
**April 8, 2005 at 7 PM**

Mark Lienau, President, called the meeting to order at 7:05pm.

Attendees: Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Bev & Dan Bonifay, Leslie France, Mike Bates, Mark Chiesna, John Skurja, Mark Frasier (*Vice President*), Cyndie Van Hook, John Timmons, Dennis Ambrose, Bill & Kathy Terry, Jan Macis, Darrell & Paula Harmon, Tom & Paula Boelts, Jeremy B. Morris, B. W. Zimmer, Steven Prout, John & Debi Weaver, Darrell & Debby Mannheimer, Curtis & Julia Bluth.

The minutes from the March 11<sup>th</sup> meeting were approved.

**Presidents Report**

Mark Lienau began by explaining tonight's election. It is necessary to have a quorum of 95 votes for the positions up for election. Our By Laws state that we may have a total of 10 members on the board. We would like to add Jim Pool as our Web Master and another Road Manager to assist Curtis Bluth with this enormous task. As half the board members must be re-elected each year Mark Lienau (*President*) and Tom Bolts (*Vice President*) will be up for re-election this year.

Mark continued by listing the following accomplishments of the board for the past year.

1. All officer positions on the board have been filled.
2. The By-Laws have been modified and adapted to the current needs of the community and details further clarified.
3. The WVRRA had been legally incorporated.
4. "Association Rules" have been established giving guidelines for construction around the Ranch.
5. A Roads Manager is in place.
6. Residents have been reminded to repair construction damage and this had been completed or will be in the near future on L Bar L, Lonely Trail and Williamson Valley Ranch Road.
7. Back dues have been collected and the data base has been updated on a regular basis.
8. The annual dues have been raised to \$120 per year.
9. A web site at <http://www.wvrra.org/> is in place and all current documents have been posted. (It is hoped that in the future we will be able to sell advertising space to local realtors and contractors on this web site to raise additional funds for the organization.)
10. Mark has talked to developers about repairing roads and a donation is promised to aid in the repair of Cowboy Trail ~ \$5000.00.

The plan for this road association is to maintain the roads as funds permit. Crack repair this summer would prevent more serious damage in the near future. Drains need to be

installed in some areas where rain flow has caused erosion. We desperately need another volunteer to assist in getting the road repairs going now.

### **Vice President's Report**

Mark Frasier reported that CCR's , By Laws, and Association Rules have been delivered to the 6 title companies. It is required that these be given to new property owners when the title company handles the land transfer. We are charging a \$25.00 transfer fee now to cover the bookkeeping necessary when these land transfers take place. Mark Frasier pointed out that we could also add a disclosure statement fee as many developments do. Other associations generally charge \$50.00 for the transfer and \$50.00 for the disclosure statement.

### **Financial Review**

Sara Lienau presented the following Treasurer's report:

Bank Account Balance \$26,411.02

Petty Cash \$34.32

Accounts Receivable \$9,216.66

Paid:

S. Lienau	Paper	\$20.59
	Envelopes	21.54
	Postage	55.50
Primley Accounting		\$300.00
The Mahoney Group (Liability insurance)		<u>\$1,369.00</u>
		\$1,766.63
Pending: S. Lienau	Postage	\$61.05
	Ink	\$31.87
Atkinson Law	Services	<u>\$2,228.70</u>
		\$2321.62

Total Ranch Ownership: 155 owners  
5 in Escrow & Pending

Invoices – 1<sup>st</sup> mailing 3/4/05 – 152

2<sup>nd</sup> mailing 4/58/05 – 61

### **Roads Manager Report:**

Curtis Bluth reported that the current cost to repair Cowboy Trail would be \$12.00 a square yard. This includes removing the old asphalt and installing a 3-inch base from the hill to the intersection. Curtis will measure this section and figure the total cost before the next meeting. Mark will call Brant Smith and determine the specific amount he is

willing to contribute to this project. We will then be able to estimate what kind of an assessment would be necessary.

Mark will also speak to Brant regarding a D 8 operator who is driving over the road on a weekly basis possibly increasing damage to the road.

James Neal has agreed to pay for the damage in front of his property.

Jan Macis volunteered to observe the construction sites for violations of construction rules distribute the "Association Rules" where necessary, and report monthly.

### **New Business**

Jan Macis was nominated and agreed to run for election to the Board of Directors. The ballots for the election contained the following names:

Mark Lienau, Tom Boelts, Jim Poole and Jan Macis

Ballots were marked by those attending and collected along with proxy ballots. Upon counting there were a total of 30 property owners voting. To make a quorum we need a minimum of 95 so we were unable to elect any board members. We now have no President, Roads Manager Assistant, member at large, or Web Master. The board will consist of only 4 members until enough absentee ballots are received to constitute a quorum.

The meeting was adjourned at 8:15.

Respectfully submitted,  
Joyce M. Pritts