

Williamson Valley Ranch Road
May 13, 2005 Meeting
7 PM ~ Outer Loop Fire Station

Mark Frasier called the meeting to order at 7 pm. In attendance were Darrell Harmon, Jim & Doris Pool, Mark Fraiser and Sara Lienau. Since only two members of the board were present, this could not be called an official meeting. We did have items for discussion and voting, but was limited to discussion only. Joyce Pritts, secretary, was excused by prior arrangements. Curtis Bluth, Roads Manager, was not in attendance.

Mark Frasier is the acting President since there was not enough proxy votes from Ranch owners to keep Mark Lienau in office for the next two years. Also impacted by this lack of interest are Tom Bolts, board member at large, and Jim Pool, webmaster for the Ranch website. Jan Macis was to be a new board member handling issues on a daily basis at the Ranch. Of the 201 authorized votes, only 30 were received back.

Mark Frasier got a written bid from Landmark Paving for 2412 square yards of repair for various roads in the ranch for a total of \$43,416. That is about \$18 a square yard. We discussed the fact that this is a good price and the only one we have seen in writing. Mark will meet with Landmark next week and work with them marking the areas for repair and finalization of the cost. With the monies available in the Ranch account and the donation of funds from Brant Smith, we should be able to move on this immediately. Per the CC&R's, a teleconference can be called between 3 of the existing board members to vote on this bid. The tentative plan is to make that teleconference call next week and get this project started.

The Treasurer's report showed that we currently have \$29,488.96 in savings with another \$3,193.32 still due. Third and final invoice mailings went out to 24 Ranch owners. If payment is not made by 6/5/05, liens will be filed. There are currently 166 owners with 201 APNs. There are 14 properties currently in escrow and pending ownership change. The Treasurer stated that we can't maintain the roads if we do not have the funds. Billing is made the same as any other financial institution with past due fees and consequence for non-payment of annual fee plus the past due amount.

We also discussed changing the bylaws to change the proxy voting since there is such apathy among the majority of owners of property at the Ranch.

The meeting adjourned at 7:40 pm.

Sara Lienau
Treasurer of WVRRA