

Williamson Valley Ranch Road Association
June 10, 2005 at 7 PM

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

Attendees: Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Tom Boelts, *Board Member*), Richard Capito, Chris & Lori Kelly & Paula and Darrell Harmon.

The minutes from the May 13th meeting were approved.

Vice President's Report

Mark Frasier explained the lack of votes in the election at the annual meeting in April leaving us without a quorum to re-elect two board members and add two additional board members. The final tally of votes by landowners was 30 including proxies and e-mail votes. Since this leaves the association unable to conduct the business of maintaining the ranch roads a change of the Bylaws was proposed as follows:

Section 5.6 Quorum. The presence in person or by proxy, at a properly noticed meeting of Members entitled to cast fifty-one percent (51%) of the votes Members are entitled to cast at such meeting shall constitute a quorum for such meeting of the Members. **In such case as the quorum is not achieved at the annual meeting or by mail and/or e-mail within 30 days after the annual meeting a quorum will be ruled to have been achieved automatically, constituted by all those responding by the end of the 30-day period.**

Sara Lienau made a motion which was seconded by Mark Frasier to adopt this change. The board members voted and unanimously adopted the change. Sara then made a motion to have the re-elected board members maintain their previous positions. This was seconded by Joyce Pritts and was passed unanimously by the board. A motion was made by Tom Boelts for Jim Poole to serve as Web Master and Jan Macias as Contractor Liaison. This was seconded by Mark Frasier and unanimously passed by the board.

Treasurer's Report:

Bank Account Balance \$22,424.62

Petty Cash \$34.32

Accounts Receivable \$1,121.66

Paid:

Land Mark Paving Co.	\$15,000.00
Postmaster (P.O. Box)	76.00

Pending:

None

Total Ranch Ownership: 160 owners / 201 APNs

12 in Escrow & Pending

5 were under the radar

Invoices – 1st mailing 3/4/05 – 152
2nd mailing 4/5/05 – 61
3rd mailing 5/5/05 – 24
Properties going to Liens – 9

Mark reported on the progress of patching the roads. Cowboy Trail, although much better was not repaired as agreed by Land Mark Paving Co. This has been discussed with the contractor who feels he is unable to improve upon his work. He has been told that this is unsatisfactory and we feel we are not obligated to remit the remaining balance of \$17,000 unless the work is completed as agreed. He has indicated that he is in agreement. Mark Frasier will check with the Board of Contractors as to proper procedure and send a registered letter to Land Mark Paving Co. stating our dissatisfaction and giving him a time frame to complete the job as agreed or forfeit the remaining balance.

New Business

Mark Lienau received a letter from a builder named George D. Clarke. He owns 3 properties above Cowboy Trail. He is requesting to join the WVRRA, pay dues and in return is permitted to use Cowboy Trail for access to his lots. After much discussion it was determined that this would establish a precedent for other landowners and cause undue stress on our already fragile roads. The dues would hardly pay for the additional wear and tear. Mark Lienau will respond that at this time we do not see any advantage for the WVR landowners for this proposition.

Chris & Lori Kelly had also corresponded with the board and attended this meeting. They are in the process of purchasing a home site from Jerry Cox at this time. They would very much like to move an existing house on to this site. Although the house and their plans for remodeling it are very attractive, CC & R's explicitly state, "All improvements must be constructed of new materials". As the board was established for the purpose of maintaining the WVR roads only we have no power to alter or grant exceptions to the CC & R's and were unable to assist the Kelly's in this matter.

The meeting was adjourned at 8:15.

Respectfully submitted,
Joyce M. Pritts