

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

Mark Lienau, President, called the meeting to order at 7:03pm.

Attendees: Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Ben & Cassie Baker, Daniel Gilliam, Darrell & Paula Harmon, Jan Macis (*Board Member*), John & Bev Higley, John & Shannon Skurja & Maria & Frank Vitamunte.

The minutes from the May 13<sup>th</sup> meeting were approved.

**President's Report**

Mark reviewed the changes now in place, which enabled the election of the current board members at last month's meeting. The budget was reviewed. We have spent \$5000 more than originally projected for road repair but are currently only \$1855 below the balance we had projected for this quarter. Regarding the road repair, as was reported at the last meeting we had contracted for \$32,000 but have only paid \$15,000. We must settle with the contractor by having him sign off as paid in full before hiring a new contractor, as he is unable to complete the job as agreed. One fix it letter was sent last month to Berman on Williamson Valley Road. The damage at the top of Cowboy Trail is a piece approximately 50 yards by 3 yards broken by the backhoe of the contractor /developer Daniel Raper who has since sold all 5 lots, which are affected. Since he no longer owns the properties we are unable to file a lien and we will need to be responsible for repair.

**Treasurer's Report:**

Bank Account Balance \$23,824.62

Petty Cash \$34.32

Accounts Receivable \$1,106.66

Paid:

None

Pending:

\$10 to Sara Lienau, Map for WVR

Total Ranch Ownership: 169 owners / 204 APNs

4 in Escrow & Pending

5 were under the radar

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

2<sup>nd</sup> mailing 4/5/05 – 61

3<sup>rd</sup> mailing 5/5/05 – 24

Properties going to Liens – 8

New Business: The question was raised of whether or not to attempt to change the CC&R's in regards to the current exemptions for developers and owners of contiguous parcels. The Developer Exemption allows a developer to pay dues on only one lot regardless of how many he owns. The Contiguous Parcel Exemption works the same way for a person who splits his parcel and has more than one APN. As it was determined that the benefit of pursuing this matter is outweighed by the difficulty in obtaining the required vote and the fact that this situation will more than likely resolve itself in the near future as these lots are sold it was decided not to pursue this change. The additional revenue generated would amount to less than \$1,000.

We need to organize a work party of property owners to do some repair and culvert clean out. Anyone willing to assist with this project please try to attend the August meeting or contact one of the board members. Any help would be greatly appreciated and benefit all property owners. We need to resolve drainage issues as soon as possible.

It was reported that the stop sign post at Lonely Trail & Williamson Valley Road needs to be replaced as it is bent and will not last much longer.

The meeting was adjourned at 8:03.

Respectfully submitted,  
Joyce M. Pritts