

**Williamson Valley Ranch Road Association**  
**August 12, 2005 at 7 PM**

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

Attendees: Mark Lienau (*President*), Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Mark Frasier (*Vice President*), Curtis Bluth (*Road Manager*), Troy West, Darrell & Paula Harmon, John & Shannon Skurka.

The minutes from the July meeting were approved.

**President's Report**

The road on Williamson Valley Road in front of the Berman property has not been fixed and a lien will need to be filed. At the top of Cowboy Trail the road was broken up on the right side during construction. The developer was contacted and he responded by sending a check for \$1800 for repairs. Landmark Paving was again contacted regarding the incomplete work. He says he is already \$6,000 in the hole on the job and is unable to improve upon his work. It was decided to drop the matter and deny further payment. Running Mead needs to have a culvert placed but as it is an unpaved road this issue will be taken up at a later date.

**Vice President's Report:**

8 liens need to be filed for unpaid dues. Mark Frasier will try to get this done before the next meeting.

**Treasurer's Report:**

Bank Account Balance \$25,999.62

Petty Cash \$34.32

Accounts Receivable \$1,106.66

Paid:

None

Pending:

None

Total Ranch Ownership: 173 owners / 190 APNs  
10 in Escrow & Pending

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

**Road Manager's Report:**

Curtis Bluth has received bids from three companies for the placement of culvert. They bid by the foot, one at \$56, one at \$65 and one at \$68. The bid includes installation of an 18-inch culvert with ABC on the bottom and concrete on the top, to be "Neatline" finished. Culverts are needed on Cowboy Trail & Friendly Meadows, one on Cowboy Trail and Corriente and one on L Bar L. Culverts will be 50 feet long. At the best price this will be an expenditure of \$11,200.00. Joe Pritts made a motion to have the work completed seconded by Mark Frasier. All present voted unanimously in favor. Curtis will call the contractor and order the work to be done as soon as possible to avoid further erosion of the roads.

**All property owners with existing culverts please remove any debris such as brush and rocks that has collected during the recent rains.** This will protect your property, driveways and roads from damage.

**New Business:** The possibility of using a "hot seal" for cracks in the road as temporary measure to preserve the roads was discussed. Mark Lienau and Curtis Bluth will get together to measure cracks and decide how many linear feet need to be done. This will be discussed at the September meeting.

The meeting was adjourned at 7:52.

Respectfully submitted,  
Joyce M. Pritts