

Williamson Valley Ranch Road Association
September 9, 2005 at 7 PM

Mark Frasier, Vice President, called the meeting to order at 7:08 p.m.

Attendees: Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Mark Frasier (*Vice President*), Peter Hasnick, Jan Macis (*Contractor Liaison*), Tom Boelts (*Board Member*)
The minutes from the August meeting were approved.

President's Report:

A letter was mailed to Landmark Paving declining payment due to the repair dispute mentioned previously. We have had no response.

Vice President's Report:

The delinquent dues for one property was satisfied by the title company when the property was sold by Frank Manglose. There are several conflicts with APN numbers on the remaining delinquencies and Mark will file liens with what information we currently have.

Treasurer's Report:

Bank Account Balance \$26,099.62

Petty Cash \$34.32

Accounts Receivable \$971.66

Paid:

None

Pending:

None

Total Ranch Ownership: 174 owners / 215 APNs
17 in Escrow & Pending

Invoices – 1st mailing 3/4/05 – 152
2nd mailing 4/5/05 – 61
3rd mailing 5/5/05 – 24
Properties going to Liens – 6

A purchase of stamps will be made.

Road Manager's Report:

Curtis Bluth was contacted by phone and reports that he has a contract for 5 culverts in the amount of \$10,000.00 ready to be signed. Mark Lienau will get with him to get the contract and proceed as soon as possible.

Contractor Liaison Report: Jan has been keeping track of the new construction and reports conversations with contractors advising them of their responsibilities have been very agreeable. This should minimize damage to the paved roads. One property on Friendly Meadows, which has pavement damage, is now occupied by the homeowner and the contractor is unavailable. Mark Lienau will send a letter to the homeowner advising him of the repairs needed. Jan will also visit a new construction site on Williamson Valley Road.

New Business: Sara expressed a concern regarding the growing weeds at the side of the paved roads. Joe Pritts will get a price on renting a brush hog to clear the weeds and e-mail the cost to Sara Lienau. It is estimated that this would take two days work to do. Mark Frasier made a motion to authorize the treasurer to pay the rental fee up to \$600.00. This was seconded by Tom Boelts and the vote was unanimously in favor. When a date to do this is set Mark Lienau will send an e-mail to the affected homeowners advising them.

Sara will contact someone regarding the feasibility of “crack seal” to preserve the roads.

The Treasurer will bill for the 2006 annual dues in January this year if at all possible. The allowed 20% annual increase in dues will make them \$144.00 per property.

The meeting was adjourned at 8:00.

Respectfully submitted,
Joyce M. Pritts