

Williamson Valley Ranch Road  
January 13, 2006 Meeting  
7 PM ~ Outer Loop Fire Station

Mark Lienau called the meeting to order at 7:10 pm. In attendance were Othon & Susan Garcia, Jeanne Forsyth, Darrell & Paul Harmon, Jan Macis, Tom Boelts, Dave & Idee Stewart, Denny & Jean Craven, Len & Debra Dodwell, Steve Prout, Mark Fraiser and Sara Lienau. Joyce Pritts, secretary, was excused by prior notice.

The minutes for the November meeting were reviewed. Correction: The annual meeting will be at Jim and Doris Pool's house, not the firehouse as stated. Moved/Second/Pass.

**President's Report:** Mark Lienau began his report by discussing the up-coming election and how it works. He wanted to clarify any misunderstandings in the way the annual meeting letter was worded. The voting should be for four nominees, not one. Mark brought everyone up to date on the number of proxies/letters that have been received thus far. The annual meeting notice did go out with the billing for 2006.

Jim Pool was not in attendance, but Mark received an E-Mail correspondence from him about the website. There are issues with the site and the minutes will not load properly. Jim will be trying some other options in the near future.

**Vice President's Report:** Mark Frasier has released 4 liens that he will need to be reimbursed for. The culvert work that Atlantis has been contracted to do was concreted in today, but it has not been checked yet to make sure it is per the agreement. No further funds will be paid out until the job is completed per the signed contract. Mark Lienau asked Denny Cravens to verify the work. Continuing with his report, there are two large piles of dirt at two locations that need to be moved and there is one spare culvert at Cowboy Trail that needs to be picked up.

**Treasurer's Report:** Sara Lienau reported that the current account balance is \$35,530.44. Accounts Receivable is \$18,334. The 2006 invoices were mailed at the end of 2005, thus reflecting the current amounts in savings and A/R. Bills paid since the last meeting were Atlantis Construction \$3,868.40 (only partial payment for work) and \$405 to Arizona Highway Specialist for signs on curve of Friendly Meadow. Pending bills are \$85.63 for stamps and printer ink used for the invoice generation and mailing. Also coming up soon is the income tax preparation. Last year the charges were \$300. We had special income this last period as well. \$100 from First American Title Company for a lost check (12/04), \$58 from Yavapai Title for reimbursement for 2 liens (their mistake), and a \$16.65 settlement from a class action suit against Aon (insurance). Ranch ownership is 184 owners with 215 APNs. Currently, there are 4 properties in escrow and pending (3 are refinances).

**Contractor Liaison's Report:** Jan Macis reported on several areas in the Ranch:

At the end of Lonely Trail there was a utility ditch dug. This is only dirt and needs to be chip sealed. Denny Craven will check.

The end of Cowboy Trail still needs to be fixed. Mark Lienau explained that that should be the next item fixed and it was a matter of timing along with other areas being fixed at the same time.

There is a torn up place on Running Iron Drive (Williams).

A copy of the rules was left with Jim Turner Development Corporation (developer/contractor). He is working on a house at 3140 L Bar L. The grading was done improperly and now run off is covering the road with mud. Sara Lienau was asked to do a name search so that Mark Lienau could write a letter.

Jan noted that the road-to-drive interfaces on new constructions are looking good.

There is a concrete fix, not good (dip) near Williamson Valley between Running Iron and L Bar L. This needs to be addressed. Mark Lienau to send a letter.

Jan asked if concreting the culvert cuts was setting precedence for road fixes. Mark Lienau discussed this. The concrete is OK for the culverts since they will be chip sealed eventually when the roads are done.

**Road Manager Report:** Denny Craven reported that the reflector stakes cost \$17.50 each, not installed. This includes 5 ½ foot steel posts, reflector and hardware. We need about 6 and they need to be installed 2 feet deep. Jan said she had a posthole digger that might work. Denny will look at the digger and advise.

The new culverts need to be marked since they may be a liability. “Skunk” stripe reflectors would be good to install and they are needed in 4 areas. Denny will advise.

Denny discussed the mowing service he provided some months ago. There was concern that there wasn't a big enough swath cut. If the mower was bigger, it would only cut and additional 6 inches. A hydraulic would be better. Joe Pritts will be asked to discuss this at the next meeting.

Jan interjected that many of the old culverts at drives are starting to fill in. We need to notify owners. Tom Boelts said that the building going on above his house has caused some issues. The way the drive was cut is causing water to run under the road. Bob Thomas is the owner/builder. Jan will talk with Bob.

Denny said that in mid-March, Scott Sandhorn is coming to chip seal Patina (done by the home owners on Patina). Denny will get a bid from Scott on Calais and patch work that needs to be done so that maybe we can get a better price if everything is done at once. There is a possibility that Ranch owners could also piggyback on this work to get

easements and private drives done. Mark Lienau gave Denny a business card from a Ranch owner who does asphalt work. Maybe he can be contacted as well.

Mark Lienau talked about the plan for doing the repair and roads over time. As the dues increase, we can do better and better with what we have. We will patch, then chip and seal. We will chip and seal all we can each year. There was a question brought up about doing a special assessment to get everything taken care of. Mark said that we didn't want to assess because of just the difficulty of collecting dues every year - it would be tied up with lawyers and any collections would take forever. The job that Jan Macis is doing for us helps a lot with getting things taken care of before they get out of hand.

Jan asked for clarification about the interface between drive and road. Mark stated that the concrete or asphalt needs to be 1 ft thick at the interface- rocks cannot be used. Mark will talk about this at the annual meeting and read the association rules.

### **New Business**

Tom Boelts said that the entrance gates are looking pretty shabby and rusty. Tom is willing to paint if he has some help. Steve Prout volunteered to help; any other takers?

The meeting adjourned at 8:05 pm.

Sara Lienau  
Treasurer of WVRRA