

Williamson Valley Ranch Road Association  
Annual Meeting February 10, 2006 7:00 pm

The annual meeting was hosted by Jim and Doris Pool at their home at 11605 N Williamson Valley Ranch Road. Those who attended had an opportunity to meet their neighbors and partake of a dazzling array of appetizers and desserts.

Mark Lienau, President, called the meeting to order at 7:10.

Attendees: Sara Lienau, (*Treasurer*), Joe & Joyce Pritts, (*Secretary*), Jim & Doris Pool, (*Webmaster*), Denny & Joan Craven, (*Roads Manager*), Darrell & Paula Harmon, Jan & Joe Macis, (*Contractor Liaison*), Jack & Penny Delgerian, Steve Prout, Dennis & Annette Jeffrey, Mike & Sheri Denny, Mark Chiesna, Hal & Yvonne Berry, John & Shannon Skurja, Mike Headington & Karen Kaski, Judy & Jerry Dick, Noble Jones, & Jim & Pam Copland, Tom & Paula Boelts, Mark Frasier (*Vice President*).

The minutes from the January meeting were read and approved. A special thanks goes to Sara Lienau for taking those minutes as Joyce Pritts was out of town at that time.

**President's Report:** Mark gave a recap of the past year stating what has been accomplished.

Annual dues were raised the allowed 20% to \$144.00. It should be noted that collection of the dues is a time and energy consuming problem with delinquencies evenly divided between resident and non resident owners. Mark Frasier has become quite proficient at filing liens for delinquent dues and will be able to accomplish this in a very timely manner in the future.

Some repairs have been made to Cowboy Trail, Williamson Valley Road and Friendly Meadows. Although some of the repairs made to Cowboy Trail vary between thick and thin the result has been some unplanned speed bumps which the residents appreciate.

Two signs have been installed on Friendly Meadow warning of the *dangerous curve*.

Five culverts were installed and should alleviate flooding which erodes the existing pavement. Asphalt seal was not possible over these culverts due to the shallowness of the road so concrete was used to protect the culverts from being crushed by the weight of vehicles passing over them.

Some weed cutting along the paved roads was done to improve safety and appearance.

Jan Macis was added to the Board of Directors as a contractor liaison. She has been a great asset and helped to avoid damage necessitating costly repairs. Many times the contractors are unaware of the regulations holding them responsible for damage and her timely intervention has eliminated problems for everyone. It should be noted by individual homeowners that it is their responsibility to interface drives with concrete where they enter the road. (Reference the rules and regulations which may be studied at <http://www.wvrra.org/>).

Jim Pool was added to the board of directors as our webmaster and has built and is currently maintaining and improving the above mentioned website. We hope to include the meeting minutes on this website in the near future. Some day we hope to be able to sell advertising on this website for local merchants to add to our road maintenance fund. It should be noted that Jim Pool has paid for the domain name of the website as his donation to the association.

Dues have been collected and occasionally properties liens placed. The title companies are now working with us to correct their documentation and collect and remit the money due us when property is transferred. Unfortunately it is becoming increasingly difficult to keep up with the current ownership. Our treasurer is notified of sales three to six months after they are completed.

**Treasurer's Report:**

Bank Account Balance \$35,702.48

Petty Cash \$34.32

Accounts Receivable \$8,062.00 (44 owners)

Paid \$ 9,165.96 Total to include:

    \$85.63 for mailing

    \$9,024.33 to Atlantis for road repair

    \$56.00 Lien Release

**New Business:**

The gates to the community are to be painted and we are in the process of matching the paint for this project.

Upcoming bills include the liability insurance and the tax preparation, which should total approximately \$2,000.00.

We should have approximately \$40,000.00 available for expenses. With this in mind the following projects will be considered:

Install stakes on the Friendly Meadow curve. The installation of the culverts has created some deeper ditches, which could be a hazard. To alleviate this we will use skink stakes.

The top of Cowboy Trail must be fixed as agreed. (See previous meeting notes.)

Calais needs to be chip sealed. This is the last road of our responsibility.

The plan is to continue to increase the dues each year the allowed 20%. This is actually quite minimal when you consider the annual increase in property values. This would make the dues \$172.00 for 2007.

It was reported that there is a problem on Lonely Trail south of the cul-de-sac. Two new roads have been tied in and they have broken the entry at the pavement. Anyone seeing a problem like this please talk to the developer and get his name and a way to reach him while making him aware of the rules and regulations regarding the roads.

**Election of Board Members:**

There are currently 8 members on the board. To maintain continuity our bylaws state that half the board will be up for election or re-election each year at the annual meeting. The votes tallied at the election are comprised of those in attendance and those who have submitted a proxy. A call for nominations or volunteers not previously submitted resulted in no new candidates. Those board members up for election or re-election are as follows:

Sara Lienau  
Mark Frasier  
Joyce Pritts  
Denny Craven  
Dennis (Joe) Pritts

Ballots were distributed, marked and collected. Results will be announced at a later date after votes and proxies are tabulated.

Mark Lienau thanked the Board for their hard work during the past year.

Jean Craven thanked Mark & Sara Lienau for the many hours they have put in on behalf of all the homeowners to get things going with the road association.

Tom Boelts thanked everyone for attending the meeting.

A special thank you goes to Jim & Doris Pool for allowing us to have a comfortable meeting in their lovely home.

The meeting was adjourned at 8:05pm.

Joyce Pritts