

Williamson Valley Ranch Road Association
April 12, 2006

Mark Lienau, President, called the meeting to order at 7:05 p.m.

Attendees: Sara Lienau (*Treasurer*), Joe & Joyce Pritts, (*Board Member & Secretary*), Jan Macis (*Contractor Liaison*), Tom Boelts (*Board Member*), Len & Debra Dodwell, Dave Stewart, Jim Pool (*Webmaster*), & Denny Craven (*Roads Manager*).

The minutes from the February meeting were read and approved with the addition of Dave and Idalee Stewart as attendees.

President's Report:

We currently have 15 liens ready for Mark Frasier to file comprised of delinquent dues and late fees.

Incorporation paperwork has been received from the State of Arizona and is ready to be mailed with the appropriate signatures.

The county has been contacted and they will not replace the stolen Cowboy Trail street sign on The Outer Loop so we will need to include this in our allocated expenses.

We have \$40,166.00 available for improvements this year.

Tom Boelts has the ranch entrance gate partially painted and will complete this as soon as possible.

Treasurer's Report:

Bank Account Balance \$40,166.48

Petty Cash \$34.32

Accounts Receivable \$2,715.00 (15 owners)

Pending: Arizona Corporation Commission \$10.00

Total Ranch Ownership:

184 owners

211 APNs

5 In Escrow & Pending

6

Third & Final invoices mailed on 3/29/06

Road Manager's Report:

Installation of all approved culverts has been completed and job sites have been properly cleaned up.

Priority road repair to be addressed this year include the following:

Patches on Williamson Valley Ranch Road, Friendly Meadow, Lonely Trail, L Bar L and the top of Cowboy Trail.

Calais Road needs to be paved.

Safety signs, reflectors and stakes.

Denny has received an estimate from J. P. Vicente of \$15,000 for paving Calais. This would include grading, preparation and two coats of chip seal. Ditch work is not included.

Denny and Mark have been driving the ranch roads assessing the safety needs for reflectors, signs and stakes. Denny received a bid to install 6 signs with reflectors at 20-foot intervals on Friendly Meadow for \$361. Cowboy Trail needs 4 skunk signs to warn of a large ditch and 2 more are needed on L Bar L. It was decided that signs and stakes should be placed for safety at all culverts. (Large signs for the large culverts and small signs for the small culverts)

As enough board members were present for a vote Tom Boelts moved to approve \$1,500 for signs and stakes. Jan Macis seconded and it was unanimously approved.

Joyce Pritts moved to approve \$15,000 for paving Calais and Sarah Lienau seconded. This too was unanimously approved.

Denny will get a bid for the holes and patches including the top of Cowboy Trail.

Webmaster Report: Jim has personally purchased the new Dreamweaver software which will be helpful to him with our website. He will have this available to him in May. He will also get a quote on the price of a website domain that would have the capability of selling advertising in the future.

The meeting was adjourned at 8:10.

Joyce M. Pritts