

Williamson Valley Ranch Road Association
June 9, 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*), Jim Pool (*Webmaster*), Shannon & John Skarja.

The minutes from the April meeting were read and approved.

President's Report:

Mark reported that he had received an e-mail from a homeowner stating that his repairs on Lonely Trail will be completed by the end of next week.

Tom Boelts has finished painting the west entrance and should have the south entrance painted by next week.

The Calais chip seal should start on June 24. The cost will be \$16,242.43. The other repairs we have been discussing will need to be done with asphalt and is estimated to cost \$7,480.80.

Vice President's Report: It was necessary to only place one lien.

Treasurer's Report:

Bank Account Balance \$37,940.98

Petty Cash \$34.32

Accounts Receivable \$363.00 (4 owners)

Paid:

The Mahoney Group	\$1,419.00
AZ Highway Safety Specialists	\$1,904.50
Postmaster (1yr box rental)	\$ 80.00

Pending:

None

Total Ranch Ownership:

179 owners

205 APNs

6 In Escrow and pending

1 Due 6/12/06 will go to lien

3 owners/APNs to lien

Road Manager's Report:

Denny Craven is out of town and unable to attend the meeting but he sent his report with Jan Macis.

Five letters need to be sent to homeowners requesting they make repairs from construction damage. We do have the option of making the repairs while we are making the other repairs and sending the bill to the property owners. Repairs will cost approximately \$18.00 per square yard.

One area on Lonely Trail is about 160 square feet and the owner has voiced his intention to make the repair.

Other areas scheduled are as follows:

- Williamson Valley Ranch Road & Friendly Meadow 26 square feet
- Cowboy Trail & Friendly Meadow 72 square feet
- Cowboy Trail and Wig Wag Way 160 square feet
- Top of Cowboy Trail 700 square feet (already paid for by contractor)
- Cowboy Trail south of L Bar L 80 square feet

Also in question is 3140 L Bar L 160 square feet and Jan will call the owner with a quote for the builder to pay.

Three utility cuts on L Bar L have been backfilled but not paved. The owner of the middle house stated that he would get with the other owners and see that this is taken care of. Jan will contact him for further information.

11455 Williamson Valley Ranch Road north of the house with the white pillars has a hole that must be patched which will take about 150 square feet of asphalt.

11345 Williamson Valley Ranch Road south of the white pillars needs a patch of 100 square feet.

Joe Pritts made a motion to approve \$7,500 to cover road repairs, which was seconded by Shannon Skarja and passed unanimously.

Webmaster Report: Jim Pool is waiting for a quote on a more versatile web site.

As there was no new business the meeting was adjourned at 8:05.

Joyce M. Pritts