

**Williamson Valley Ranch Road Association
December 8, 2006**

Mark Lienau, President called the meeting to order at 7:03 p.m.

Attendees: Mark & Sarah Lienau, Joe & Joyce Pritts, Sharon & Hoppy Hopkins, Debra & Len Dodwell, Denny & Jean Craven, Dave & Linda Brubaker.

President's Report: In reference to the question of our liability for accidents on the ranch roads Mark consulted our attorney. He answered that we have no liability unless the condition of the road, such as potholes or deterioration was a direct cause of the accident. He recommended that we carry \$5,000,000 in liability insurance. Mark will contact the Mahoney Group, our insurance company regarding our current coverage.

Mark wrote a letter to the homeowner building above Jim Pool regarding the runoff going into the Pool's driveway. He did not receive a response but an on site investigation showed that the property appears to have been regraded and hopefully the problem has been solved.

Treasurer's Report:

Bank Account Balance \$15,260.50

Petty Cash \$34.32

Paid: None

Pending: None

Total Ranch Ownership: 182 owners

204 APNs as of September

4 In Escrow & Pending

Road Manager's Report: The Nelson Ridge sign has been replaced and the final check delivered to Angelsun Enterprises. There are two fresh cuts by the cul de sac on Lonely Trail. Jan will try to find out who is responsible and follow up on the repairs. A concrete strip should be placed where private roads and driveways enter ranch maintained roads. This will prevent the side of the roadway from breaking down and prevent the homeowner from incurring repair bills. A brief discussion took place concerning weeds and ditch maintenance. Mark will remind the homeowners in the annual letter.

New Business: As we need to allow 60 days notice of the annual meeting and election of officers this meeting will take place on March 9, 2007 at 7:00. The meeting will be held at the Hopkins residence at 11311 Cowboy Trail. The Hopkins phone number is 717-0040.

The meeting was adjourned at 8:00

Respectfully submitted,
Joyce Pritts