

Williamson Valley Ranch Road Association Annual Meeting March 9, 2007

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

Attendees: Othon & Suzanne Garcia, Jim & Rosie Carroll, Steve Prout, Brian & Kate Howell, Len & Debra Dodwell, Jack & Penny Dulgerian, Dave & Linda Brubaker, Mark & Sara Lienau, Crysty Holmes, Joe & Joyce Pritts, William De'ak, Reg & Jill Nelson, Jim & Doris Pool, Tom Boelts, Jim & Pam Copland, Bob & Leonor Cressman, Hoppy & Sharon Hopkins, Denny & Jean Craven.

Secretary: The minutes from the last meeting January 12 were read and approved.

President's Report: Mark gave a brief review of our accomplishments during 2006. The dues were raised to \$172 increase income for road maintenance. Tom Boelts painted the gates at both entrances. We have repaired the damage to the main roads as much finances allowed. We installed a new Cowboy Trail sign and Dangerous Curve signs. It should be noted that it took until July 2006 to collect all the annual dues. Collection efforts involved should not be necessary as these dues benefit all property owners by maintaining the Ranch.

Treasurer's Report:

	Current	Previous
Bank Account Balance	\$44,884.16	\$40,078.50
Petty Cash	14.30	34.32
Accounts Receivable	4,089.00	9,761.00
25 owners in A/R		
3 APNs In Escrow & Pending		
Paid		
Sara Lienau – Label, Copies, Stamps, Ink		\$113.34
Sara Lienau – Roll of Stamps		39.00
Rise Plimley – Tax Preparation		300.00
Jan Masis – Title Company Paperwork		20.02
Pending		
State Income Tax		
Federal Income Tax		
Review of 2006		
Income	\$30,205.15	
Expense	37,678.12	
2/2006 Atlantis Construction		\$9,024.33
5/2006 AZ Hwy Safety		1,904.50

Mahoney Group	1,419.00
6/2006 Angelsun	16,242.43
8/2006 Angelsun	7,862.05
9/2006 Angelsun	382.50

New Business: The contractor AGR who was working on a quote for several years of road maintenance using a new process has not submitted a plan. He has not returned Mark's phone calls. We will be looking for another contractor.

Please help by being aware of and reporting any utility cuts or road damage. If we have the name of the property owner involved Mark will contact them and make them aware of their responsibility.

Jan Macis needs to be reimbursed \$20.00 for expenses involved with contacting all the title companies. A motion was made and seconded with a unanimous vote to reimburse her.

Tom Bolts has declined the nomination to remain on the board. Len Dodwell will run for election in his place.

At the end of the year the board will once again vote on increasing the annual dues the allowed 20% as we have in the past.

Webmaster: Jim Pool will be posting the minutes of the meetings on the website from now on where everyone will have access to them. We hope to get a commercial website in the near future and Jim is investigating that possibility. We would like to be able to sell advertising on the website and also have a reference page for residents to locate service providers in the area.

Election: Ballots were passed out, marked and collected. Mark will announce the results at the next meeting which will be April 13 at the fire hall on the Outer Loop.

Many thanks to Hoppy and Sharon Hopkins for hosting the annual meeting. It was nice to meet with everyone and get to know our neighbors.

The meeting was adjourned at 8:15.

Joyce Pritts