

**Williamson Valley Ranch Road Association**  
**March 7, 2008**

Mark Lienau, President called the meeting to order at 7:18 p.m.

**Attendees:** Mark & Sara Lienau, Debra & Len Dodwell, Joe & Joyce Pritts, Hoppy & Sharon Hopkins, John Skurja, Tom Boelts, Linda & David Brubaker, Rita Thompson Tinsley, Jack Penny Dulgerian, Idee Stewart, Jim & Pam Copland, Jan Macis & guests Georgene Lockwood and Virginia DuBray, Maria Vitamante, Terry Rigoni, Diane Clark, Carl Mason, Ann Chamberlin, Monty Soto, Don Ferguson, Jim Arthur, Jim Arthur, Cyndie Van Hook-Jayne & Tim Jayne, Deann & Caesar Del Prato and Yvonne Berry.

**Secretary:** The minutes from the last meeting were read and approved with one correction from Mark. Jim Pool is not up for re election this year. Jan Macis made a motion to accept the minutes.

**President's Report:** Mark summarized the accomplishments from 2007. The dues were raised to \$206 per year. Williamson Valley Ranch Road was over coated & Lonely Trail was chip sealed and speed bumps and stop signs were added. Some areas were repaired as needed. Several areas with poor visibility were striped. Tumbleweeds were cleared out of culverts and 3 property owners regarded drainage ditches on Friendly Meadow.

Mark reminded everyone to keep the weeds down by the road for safety and to keep the ditches and culverts cleaned out so drainage water will not erode the pavement. Homeowners should also be aware of the need to join driveways properly to the road to avoid breaking down the edge. *"The edge of the common road where a lot owner decides to provide egress to his property shall be properly edged so as to prevent the gradual breakup of the road edge. In addition, some means to reduce mud tracking onto the common road shall be provided at the start of construction ( gravel, chip/seal, etc)."* This is taken from the Association By Laws and may be found on our web site at [www.wvrra.org](http://www.wvrra.org).

**Treasurer's Report:**

Bank Account Balance \$38,779.92  
Petty Cash \$14.30  
Accounts Receivable \$5,784.00

1 owner in A/R with lien  
3 APN's in Escrow & Pending

182 Owners

Paid

Rise Plimley (Taxes)	\$300.00
VH Grading	168.68
Traffic Safety	416.51
Sara Lienau, 2 <sup>nd</sup> mailing	<u>41.00</u>
	\$926.19

Pending

Mahoney Group  
Mailbox rent

2007 Treasury Review

Income	\$34,104.00
Expenditures	46,663.39

A late charge is assessed for dues after 30 days regardless of the reason. A great deal of extra work is caused by dues not being paid in a timely manner.

The corporate papers have been received from the attorney and are ready to be submitted to the state.

**New Business:** A discussion was held regarding problem areas and possible projects for the next year. There is a bad cut on L Bar L that has been repaired but keeps sinking. The contractor feels that the only way to fix it permanently is to dig it out and properly compress it and re pave it. Cowboy Trail definitely needs to be chip sealed this year. Reflectors will be placed on the gates and this will make them easier to find at night. The membership feels that speed bumps are the best way to keep the construction trucks from speeding through the ranch. We would like to place another one at the top of Friendly Meadow and some on Cowboy Trail. It was also suggested that we place signs at both entrances reminding drivers about children and horses.

We talked again about the necessity of spending every dollar in dues for maintaining roads. Much as we would like to have the weeds along the roads cut down we simply do not have the funds and it therefore falls to the homeowners to control weeds.

The possibility of having a Community Day where everyone would get together and clean up trash etc. along the ranch roads was suggested and favorably received. This would also be a great opportunity to meet your neighbors.

**Election:** Nominations were taken for board members and two more volunteers were accepted. David Tinsley and Caesar Del Prato were

added to the ballot with Sara Lineau, Debra Dodwell, Sharon Hopkins, Joe Pritts, and Joyce Pritts. All nominees were elected with 25 votes cast. (one vote per APN)

Thank you to Hoppy & Sharon for letting us use their garage for the meeting and to Tom for bringing more chairs.

Sharon made a motion to adjourn seconded by Joe Pritts.