

## **Williamson Valley Ranch Road Association Monthly Meeting November 14, 2008**

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

**Attendees:** Mark & Sara Lienau, Joe & Joyce Pritts, David Tinsley, Dave & Linda Brubaker, Gerald Dick, John & Debi Weaver.

**Secretary:** Joyce Pritts read minutes from August 2008 meeting. Joe Pritts made a motion to accept the minutes as read and David Tinsley seconded.

**President's Report:** In the absence of a Vice-President Mark brought up the problem we are having with our liens due to the current unusual economic situation. Our liens are generally placed for delinquent dues. It seems that when a foreclosure takes place the bank refuses to pay the lien. The question is should we continue to go to the expense and trouble to place a lien this being the case. The question was discussed and these points made: 1. The current economic situation is not the norm and hopefully will not take place again. 2. The threat of placing a lien and the actual lien generally result in payment of the dues. 3. Usually when a property is sold, if the title company is doing it's job properly the lien is satisfied before closing. Mark will check with our attorney as to our rights with the liens. In the meantime it was decided to continue to place liens as necessary.

Mark Lienau and Sharon & Hoppy Hopkins have painted the Crossbar at the entrance to the Ranch on The Outer Loop. The one at Williamson Valley Road also needs to be painted. The Hopkins have the paint and equipment. Dave & Linda Brubaker and Joe Pritts volunteered to take care of this when the Hopkins return from vacation. Any other volunteers would be appreciated. Contact Joyce Pritts at 445-4410 for information.

**Treasurer's Report:**

	Current
Bank Account Balance	\$3,173.31
Petty Cash	\$ 14.30
Accounts Receivable	\$ 1,958.00

7 Owners in A/R with liens (one in 2<sup>nd</sup> year) (2 previous have been repossessed by bank.)

181 owners

220 properties

Paid

O'Grady's Paving \$19,180.22

Pending

None

**Road Manager's Report:** David Tinsley read an email he received from Suzanne Garcia. She has again broached the question of the weeds and having them mowed. She also requested several fallen and crooked signs on Lonely Trail and Friendly Trail be repaired. John reported that he had already straightened the one stop sign and David will fix the others.

Due to the repeated requests regarding the weeds David will get a bid for mowing the weeds along the paved roads twice a year. If possible we will include this in the budget for 2009. David will report and this will be discussed at the annual meeting on March 13<sup>th</sup>.

Several projects were discussed for possible completion in 2009. Deteriorating areas in the roads will also be addressed at the annual meeting and as many as possible will be repaired.

**Old Business:** John & Debi Weaver, were present at the meeting to discuss the lack of a cull de sac on Friendly Meadow Road, which they had previously presented at the July 10th, meeting. John was extremely concerned over the lack of communication between the board and himself regarding his request for the board to look into the possibility of creating a cull de sac in the next few years. He had expected a phone call to keep him apprised of the progress on investigating the requirements or at least an email, which he did not receive. It was stated in the August meeting minutes that, "If John Weaver would contact his neighbor across the road and he would agree to give up the easement necessary to build the cull de sac the board will put that on our future agenda." Since John had no contact with the board and was not aware that the minutes were posted on the website, ([www.WVRRRA.org](http://www.WVRRRA.org)), he has been unable to attempt to contact the property owner. John did not know whom the property owner was so Joyce Pritts offered to research that and get back to him the next day. (This was accomplished and the information entered into these minutes for future reference. Parcel #100-09-008x at 4370 W Friendly Meadow Road is owned by Eric Neil & Marla Jean Beck of 37798 Oxford Drive, Murrieta, CA 92562. No phone number available.) John will send him a letter and advise us of his response.

**New Business:** Joyce Pritts made a motion seconded by Gerald Dick to increase the dues by the allowed 20% for the year 2009. This will bring the dues to \$247.00 per parcel. The motion was passed unanimously.

A discussion ensued regarding late fees and notices. A motion was made by Joe Pritts and seconded by Sara Lienau to increase the 90-day late charge to \$50.00. A vote was taken and this change was approved unanimously.

The annual meeting will take place March 13, 2009. The location will be designated at a later date. At that time we will vote for board members. Anyone who is interested in serving please contact one of the current board members. We would welcome new ideas and interest.

Dave made a motion to adjourn seconded by Joe. The meeting was adjourned at 8:20.