

**Williamson Valley Ranch Road Association**  
**January 9, 2009**

Mark Lienau, President called the meeting to order at 7:00 p.m.

**Attendees:** Joe & Joyce Pritts, Dave & Linda Brubaker, Dave Drost, Jim Pool, Mark & Sara Lienau, Sharon & Hoppy Hopkins, David Tinsley and Bruce Zimmer.

**Secretary Report:** Joyce Pritts read the minutes from the November meeting. Jim made a motion to accept the minutes as read seconded by Joe.

**Treasurer's Report:** Read by Sara Lienau as follows:

Bank Account Balance \$3,877.87  
Petty Cash \$14.30  
Accounts Receivable \$55,059.00

2 in escrow and pending

179 owners of which 33 reside out of state.  
65 live locally but not in the Ranch  
98 are non resident land/home owners  
71 resident owners

**Paid** Mark Lienau \$42 for lien removal

**Pending** Sara Lienau \$73.50 stamps  
\$57.36 envelopes, paper, labels, ink

Joyce made a motion to pay the pending bills seconded by Jim, vote was unanimous.

**President's Report:** Denny Craven contacted Mark with an observation concerning the CC&Rs as it reads:

*10.2.41.1 Any assessment, fee charge, fine or penalty, or any installment of an Assessment, fee, charge, fine or penalty not paid within thirty (30) days after the Assessment, fee, charge, fine or penalty, or installment thereof, first became due shall bear interest from the due date at the rate of interest established from time to time by the Board. In addition, the board of directors may establish a late fee and interest to be charged to any Owner who has not paid any Assessment, fee, charge, fine or penalty, or any installment thereof, within thirty days after such payment was due: provided, however such late fee Assessments shall not exceed the greater of Fifteen Dollars (\$15.00) or ten percent (10%) of the amount of the past due Assessment.*

(Thank you for your vigilance Denny.) Therefore the late payment will be increased to \$24.70, 10% of the dues of \$247.00 instead of \$50.00. This motion was made by Joe seconded by David.

Mark and Hoppy are going to work together to fill in the saw cut that sunk on L Bar L with cold Patch. This will cost approximately \$150.00 for materials. Jim made a motion to approve the expenditure up to \$150.00 seconded by David and it was passed unanimously.

Mark checked with our attorney Jim Atkinson regarding the unpaid dues when the bank forecloses on properties. They can ignore these. We do not need to go to the expense of removing the liens.

We need at least two more board members. Any property owner interested in serving on the board please contact a board member. We will accept all requests to run for the board at the Annual Meeting on March 27. Joe & Joyce and Sharon & Hoppy will make signs to be placed at each entrance reminding everyone of the meeting.

**Road Manager's Report:** David has been driving around the ranch and taking pictures of the areas that need repair. These will be brought up at the annual meeting for property owners input on priorities. One section of Friendly Meadow has been broken up by large trucks and horse trailers entering and exiting the homeowner's property where a proper concrete or asphalt apron was not installed at the joining of the drive and road. Joyce will get the address and name so that Mark can contact the property owner and discuss repairs. There has been some deterioration of Williamson Valley Ranch Road where Grady's chip sealed. Mark will discuss this with a representative from Grady's. David is working on getting a quote for weed cut one, two and three times per year, in time to present it at the annual meeting. This could be done with a brush hog but a side sickle would be preferable as it would be effective in more areas. We would like to go six foot deep with a double pass on corners. If anyone has any suggestions about possible candidates to offer bids please contact David at 460-3188 or e-mail the webmaster, Jim on the website, [www.WVRRRA.org](http://www.WVRRRA.org).

With no further new or old business to be discussed Sharon made a motion to adjourn seconded by David and the meeting was adjourned at 7:55 p.m.