

**Williamson Valley Ranch Road Association
Board of Directors Meeting
June 12, 2009**

The meeting was held at the Pritts residence at 4140 W Chuckwalla Rd
John Weaver called the meeting to order at 7:15.

Attendees: Caesar DelPrato, Jerry Dick, Bev Higley, Sharon & Hoppy Hopkins, Sara Lienau, Joe & Joyce Pritts, David Tinsley and John & Debi Weaver, Bruce Zimmer.

Secretary Report: Joyce Pritts read the minutes from the May 8th meeting. Sara made a correction. John made a motion to accept the minutes with the correction seconded by David and the vote was unanimous.

Treasurer's Report:

Bank Account - Savings \$44,696.89
Bank Account – Contingency \$ 5,000.00

Accounts Receivable \$6,936.69 (28 owners)

5 properties in escrow
5 liens

Paid Post Office Box \$94.00
 David Tinsley \$183.90

Pending Jim Pool \$168.50

Joe made a motion to pay Jim Pool seconded by David. The vote was unanimous in favor. Joe made a motion to accept the treasurer's report seconded by David and the vote was unanimous to accept.

Road Manager's Report: David will use John's flatbed trailer to get the brush hog from Chino Valley Rentals tomorrow morning when they open at 7:00. He and Joe will then cut the weeds along all the roads in the Ranch. After the weeds are cut Hoppy and David will spray to prevent new growth.

Bids were presented from AGR Paving & Sealing, Inc., Turco, and Super Seal. The bids were for fixing the 6 potholes and Crack Repair and the chip seal of L Bar L.

David's recommendations are:

1. Accept the bid from Super Seal to fix the potholes.
2. For the Crack Repair on Friendly Meadow, Lonely Trail and Williamson Valley Ranch Rd. either Turco or Super Seal.
3. Friendly Meadow needs to be replaced.
4. We must decide whether to chip and seal L Bar L or rip out and replace. Chip and seal will extend the life of the asphalt three to five more years.

The paving contractors have stated that the current roads in the subdivision all have a poor base, the pitch of the road is poor for drainage and the gauge of asphalt is not thick enough, (should be four inches, compressed to three). Furthermore the base is of inadequate quality thereby eliminating the option of chip and seal.

Sharon made a motion seconded by David to approve up to \$4000.00 to have Super Seal fix the 6 potholes. The vote was unanimous in favor.

The bar ditches on Friendly Meadow near Corriente need to be cleaned annually before the monsoons to prevent them overflowing and eroding the road. David has a price of \$85 per hour to do this. Sharon made a motion seconded by Joyce to approve \$2000.00 for ditch cleaning. The vote was unanimous in favor.

Joe made a motion seconded by Sharon to approve \$10,000.00 to seal the cracks on four roads. The vote was unanimous in favor.

?Joe made a motion seconded by Sharon to approve \$18,000.00 maximum for repairs to Friendly Meadow and L Bar L. The vote was unanimous in favor.

President's Report: John got a bid on finishing the paving of Friendly Meadow and building a cul de sac at the dead end. The bid is \$8,500.00. Joyce made a motion to approve the expenditure seconded by Sharon.
The vote was unanimous in favor.

New Business: Joe Pritts requested reimbursement of \$217.00 for the Primatol to kill the weeds. John made a motion seconded by David to approve the expenditure. The vote was unanimous in favor.

Sharon made a motion seconded by David to close the meeting. The vote was unanimous in favor and the meeting ended at 8:50.