

**Williamson Valley Ranch Road Association
Board of Directors Meeting
November 6, 2009**

The meeting was held at the Weaver residence at 4355 Friendly Meadow.
John Weaver called the meeting to order at 7:08.

Attendees: Icisof Bacesis, Tom Boeltz, Dave & Linda Brubaker, Bev Higley, Sharon Hopkins, Dennis Jeffrey, Sara Lienau, Sue & Johnny Maldonado, Joe & Joyce Pritts, Gayle and Rich Rumble, Mike Thieme, David Tinsley, and John & Debi Weaver.

President's Report: John chose to deviate from our usual procedure and began by reading a letter of resignation from Caesar DelPrato. Due to pressing needs for his business and the addition of a baby boy his time is stretched to the limit and he is unable to serve. Sharon nominated Tom Boeltz to serve out Caesar's Term and Joyce seconded the motion. A vote of the board members was unanimously in favor.

Secretary Report: Joyce Pritts read the minutes from the August meeting. Sara made a motion to accept the minutes seconded by Joe and the vote was unanimous.

Treasurer's Report:

Bank Account - Savings \$9,724.83
Bank Account – Contingency \$ 5,000.00

Accounts Receivable \$3,455.40 (11 owners)

2 properties in escrow
9 liens (7 new)

Paid	Asphalt Paving & Supply	\$13,684.99
	Dennis Jeffrey	90.00
	Bank of AZ	10.00 (charges for Bank Checks)
	Total	\$13,784.99

Pending None

Dennis made a motion to accept the treasurer's report seconded by David and the vote was unanimous to accept.

All liens have been placed that were needed. There was a question from Sally Johnson who recently split her 6 acres into two 3-acre parcels. The CC&R's clearly state that when a property is legally divided the owner pays the annual fee on both parcels.

Webmaster's Report: Jim suggested that going forward the board meeting minutes should be available on the web site as unapproved minutes because we often have a long time between meetings and the property owners will have knowledge sooner of what is going on. Joyce made a motion to put this into practice seconded by David and the vote was unanimous to accept.

Roads Manager Report: We recently had damage to the cattle guard at the Outer Loop entrance caused by a garbage truck. David and Hoppy took care of the problem by cutting out the broken piece, which was popping up causing a hazard. According to John the county is responsible for the approach off the road but we are responsible for the cattle guard as the developer installed it.

All projects for 2009 are complete. There was some discussion about the crack seal job regarding exactly what the company had contracted to do. David explained that all cracks 1/8th inch and larger were to be

filled. Contract specified that alligator areas would not be filled. Dennis felt it was not a good job. David was pleased with the work. This is a moot point since the contractor has already been paid.

President's Report Cont. John reported that the chip seal and cul de sac at the end of Friendly Meadow Road was very well done and the garbage trucks, etc. are now able to turn around.

The assessment for 2008, last year was \$247.00 per property. Joyce made a motion to keep the assessment the same seconded by David and the vote was unanimous. This is due to the current economy and the fact that an additional \$49.00 would not help our budget that much. With 214 owners that means that we would expect to collect \$52,858.00.

The proposed budget is: Add \$5000.00 to our emergency fund bringing it up to \$10,000.00 to provide for emergencies such as road washouts. Approximately \$2169 for insurance, tax, and operating expenses. \$800 to \$1000 for supplies to spray the weeds twice.

At the current rate of deterioration, Friendly Meadow Road between Williamson Valley Road and Cowboy Trail will only hold up for another 2 years. At that point the paving contractors all agree that the asphalt would have to be dug out and a whole new road put in with proper compacting, paving etc. The cost would be much more than we would have available at that time. The contractors say there is no way patching the road will preserve it for much longer. At that point we would either have to make this a gravel road or assess all the homeowners in the development a one-time fee of several thousand dollars. This assessment would take a 67% majority vote of all the homeowners and would be very hard to get. John proposed a plan to reduce the traffic on that section of road to preserve it a bit longer. His plan is to place a barrier at Corriente and close the road to through traffic and place dead end signs at both entrances to the road. This would necessitate an increase in traffic on L Bar L. The homeowners who were present at the meeting who live on L Bar L thought this very unreasonable and pointed out the increase in traffic would prove a hazard to the small children who live on the street. If we were to proceed with this plan the fee to close the road and place the signs would be quite doable and in the meantime we would concentrate our efforts on keeping up L Bar L.

Dennis made a motion to table the discussion for the general meeting. Sharon seconded the motion and the vote was unanimous in favor.

New Business: John took a poll to see which members who are up for re-election will choose to run for the board again. Sara Lienau will retire her position but is training Susan Maldonato and Debbie Verna to take her place.

David Tinsley will also retire after finishing out his term effective at the annual meeting as will Sharon Hopkins. Joe and Joyce Pritts will run for their positions again. Bev Higley is interested in running for a position and we welcome any more nominations prior to the annual meeting. Contact John Weaver.

The annual meeting will take place at the Pritts residence at 4140 West Chuckwalla Road at 7:00 on January 15, 2010.

Sara will prepare the annual assessment notices and John will write a letter to accompany them and notify everyone of the annual meeting.

Tom made a motion seconded by Sharon to close the meeting. The meeting was closed at 8:37.