

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION  
MEETING MINUTES  
April 18<sup>th</sup>, 2010, 1:30 p.m.**

**Present:**

John Weaver, President; Brian Howell, VP; Dennis Jeffrey, Road Manager; Joyce Pritts, Treasurer; Joe Pritts, Member at Large; Tom Boelts, Contractor Liaison; Rosie Carroll, Special Events Coordinator.

**Absent:** Bev Higley, Secretary; Jim Pool, Webmaster.

**Guest:** Gayle Rumble, Greg and Judy Larson, Tom and Mary Bob Palermo, Bob and Leonor Cressman, Ron and Shelly Gibson, Mark Benefone, Marie and Frank Vitamante, Debbie Verna, Chrliie Tardibuono, Jim Arthur, Ton and Barbara Boelo, Gerald Dick, Debi Weaver, Jim Carroll.

	<b>DISCUSSION</b>	<b>ACTION</b>
<b>CALL TO ORDER</b>		The meeting was called to order by President Weaver at the Weaver residence at 1:39 p.m.
<b>APPROVAL OF 04/8/10 MINUTES</b>		Mr. Pritts moved that the minutes of April 8, 2010, be approved as presented on the website. Mr. Howell seconded; motion carried.
<b>VP REPORT</b>	Mr. Howell didn't have any new liens to report on tonight.	
<b>WEBMASTER REPORT</b>	Mr. Pool was not present to provide a report.	
<b>SPECIAL EVENTS COORDINATOR</b>	<p>Ms. Carroll has gotten approval to have a "Bazaar" (swap meet) at the Old Stage Stop market on the southeast corner of Williamson Valley Rd. and Outer Loop Rd. on 05/08/2010. We will have a 50/50 raffle. It will be held from 11:00 a.m. to 3:00 p.m. We will charge a \$25.00 non-refundable charge for each space. There are 6 (six) spaces that have committed to the event.</p> <p>Ms. Carroll has been informed that there is no need for a permit.</p> <p>WVRRA will have a booth to accept donations.</p>	
<b>Road Managers Report</b>	Mr. Jeffrey has obtained three phone bids based on a one mile section of road, 24' wide, single chip seal. The lowest bid was Grady at \$31,979 including tax. Discussion ensued and a proposal was suggested to do 0.4 mile of Friendly	Ms. Pritt made a motion to have Mr. Jeffrey get a contract from Grady for up to \$32,000. Mr. Boelts seconded; motion carried. If there is an increase in the amount when Grady walks the area, then there will be a telephonic

	<p>Meadow from Cowboy Trail to just beyond the top of the hill and 0.6 mile of L Bar L starting at Cowboy Trail. Mr. Jeffrey's will get Grady to come out and survey the area to get a firm bid.</p> <p>Mr. Jeffrey's states it cost about \$5.25 sq ft for road repairs of pot holes. He would like to attempt to fix the two areas on Loney Trail himself. He has the experience to do the repairs and believes that he can save the association from 1/2 to 2/3 of the cost by a contractor.</p>	<p>discussion and vote by the board.</p> <p>Ms. Carroll made a motion we repair these pot holes on Loney Trail by Mr. Jeffreys for up to \$1,000. Mr. Howell seconded; motion carried.</p>
<b>TREASURER'S REPORT</b>	<p>See attached. There are 3 properties in escrow. There are 8 liens from last year.</p> <p>Mr. Pool has a bill for Web Site Charges of \$177.50.</p>	<p>Mr. Boelts moved that the report was accepted. Ms. Carroll seconded; motion carried.</p> <p>Mr. Boelts moved that the Mr. Pool be paid for Web Site Charges. Ms. Carroll seconded; motion carried.</p>
<b>OLD BUSINESS</b>	<p>Mr. Weaver presented a draft document on a proposed policy and procedures on CC&amp;R enforcement. Discussion ensued, with several recommended changes, and it was decided that the proposal will be reviewed by the attorney before it is presented for review and approval.</p> <p>Mr. Weaver will get a copy of the CC&amp;R's and provide them to Frank Vitamonte.</p> <p>Delinquent assessments were discussed. The final proposal was if an owner is delinquent for one year and has not paid the subsequent years assessment, they will receive a letter from the attorney asking for payment. If the attorney's letter does not result in payment of past due assessments, the owner will then be taken to small claims court.</p>	<p>Ms. Pitts moved to accept the proposal for delinquent assessments. Mr. Carroll seconded; motion carried.</p>
<b>NEW BUSINESS</b>	<p>Mr. Weaver went to a meeting of Homeowners Presidents and the topic was Homeowners Insurance which was chaired by Bill Weber, insurance agent. Basically, WVRRA has common</p>	

	<p>areas, which consist of our two entry gates and signage.</p> <p>Mr. Weaver and Ms. Pritts meet with Bill Weber to discuss our coverage and were told that we were significantly underinsured. Mr. Weber provided an updated insurance policy with a liability policy, which cost \$2,037, and recommended a 5 million umbrella policy for \$1,100.</p> <p>Weed abatement and brush hog will be done at the discretion of the board members who will be performing the services. Mr. Pritts will be brush hogging and approximately 10-14 days later, Mr. Weaver will be spraying the weeds.</p> <p>Mr. Mark Benetone, a resident on Friendly Meadow Rd., spoke to the Board concerning the ongoing complaints regarding his residence, which is under the "required 1500 sq feet minimum." He explained that he is currently in the process of building a 2500 sq foot house and plans to have it completed by August, 2010. This would alleviate any further issues with his property. He also explained that his wife's grand-parents, who have been living on the property for several months, in a 5<sup>th</sup> wheel travel trailer, will be leaving in the next couple of weeks. This issue came up as a result of several complaints made to the Yavapai Building Dept concerning this situation.</p>	<p>Ms. Boelts moved to accept the proposal for liability policy. Mr. Howell seconded; motion carried.</p> <p>Note: The "Umbrella Policy," will be discussed at future meetings.</p>
<b>NEXT MEETING</b>		<p>The next meeting was not scheduled at this time. When it is decided, Mr. Pool will put it on the Web site and send out an email notifying everyone.</p>
<b>ADJOURNMENT</b>	<p>Respectfully submitted John Weaver, President.</p>	<p>Ms. Pritts moved to adjourn. Ms. Carroll seconded; motion carried. Meeting adjourned at 3:20 pm.</p>

# Williamson Valley Ranch Road Association Treasurer's Report 4/18/2010

	<u>Current</u>
Bank Account – Savings	\$47,563.46
Bank Account – Contingency	\$10,000.00
Accounts Receivable	\$10,385.46
Accounts Payable	Jim Pool Web Site Changes \$46.99 Jim Atkinson \$146.25 John Weaver Homeowner's Membership Fee \$35.00
3 Properties in Escrow	
8 liens (I guess as I have no info on past Leins)	
<b>Pending</b>	Jim Pool Web Site Charges \$177.50