

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION  
MEETING MINUTES  
June 11, 2010, 7:00 p.m.**

<b>Board Members Present: John Weaver, President; Brian Howell, VP; Joyce Pritts, Treasurer; Bev Higley, Secretary; Jim Pool, Webmaster; Rosie Carroll, Special Events Coordinator; Tom Boelts, Contractor Liaison; Joe Pritts. Absent: Dennis Jeffery, Road Manager Guests: Jim Carroll, Mike Baccala.</b>		
	<b>DISCUSSION</b>	<b>ACTION</b>
<b>CALL TO ORDER</b>		The meeting was called to order by Mr. Weaver at 7:05 p.m.
<b>TREASURER'S REPORT</b>	See attached	Mr. Weaver moved to pay PO Box fee, Mr. Pritts seconded. Motion carried. Mr. Weaver moved to pay Mr. Atkinson; Ms. Carroll seconded. Motion carried.
<b>APPROVAL OF 04/18/2010, MINUTES</b>	Mr. Weaver moved by phone to approve the "fogging" of the new chip seal to prolong the life of the work for an additional \$5,000.00. Motion carried. Mr. Weaver approved the last minutes that his wife, Debi, did in Ms. Higley's absence.	Ms. Pritts moved that the minutes of the last meeting be approved. Ms. Carroll seconded; motion carried.
<b>VP REPORT</b>	Updating is in progress for email, phone numbers, etc. Five major past-due liens were discussed. One has been paid. We will contact our attorney's paralegal to produce past-due letters. We need a detailed bill for the four that are delinquent with 2010 assessment plus interest and she will send them letters certified, return signature required, to pay within 30 days or we will take them to small claims court. We need to form a committee of two or three people to meet with the paralegal from the beginning so everyone is on the same page when and if it goes to a hearing. Mr. Weaver, Ms. Pritts and Mr. Howell volunteered to serve on this committee. Ms. Pritts and Mr. Howell will review past due assessments and add or delete accordingly. The small claims court filing fee:\$27.00	Mr. Howell moved to accept CC&R notification recommendation from the attorney. Ms. Carroll seconded. Motion carried.

<b>WEBMASTER REPORT</b>	Mr. Pool would like someone to volunteer to send out emails next year.	No action was taken at this time.
<b>ROAD MANAGER REPORT</b>	<p>Per Mr. Weaver: The chip sealing, fogging and striping are finished on the east half mile of Friendly Meadows and L Bar L Roads.</p> <p>Two issues that ere handled since the last meeting, Mr. Weaver was lead to believe that a decision had to be make regarding the fogging of the chip seal. He called all of the board members, seven out of nine members voted to do the fogging at an additional cost of \$5,000.00. This will extend the life of the ship sealing on Friendly Meadow and L Bar L Rd. Also, there was a phone vote on 5-28-2010 for line painting. On Friendly Meadow there are two sections where there were double yellow lines that were covered by the chip seal. There are also sections on Cowboy Tr. and Williamson Valley Ranch Rd. along with the speed bump. It was basically the same quote of three years ago (\$500.00). Motion carried.</p> <p>Discussion followed regarding saw-cutting and repair of certain sections of roads. We will get bids on repairs. Discussion of concrete versus asphalt followed. We will probably have to concrete Calais at Williamson Valley Ranch Rd. and add a culvert.</p> <p>Comment was made by several board members as to what a good job the chip sealing company did.</p>	

<p><b>SPECIAL EVENTS REPORT</b></p>	<p>We had a very successful fund raiser. Over \$500.00 profit, with plans to have another one in September. Discussion followed.</p>	
<p><b>OLD BUSINESS</b></p>	<p>Mr. Weaver explained the advice he got from the attorney. Two months ago the board and several people attending the meeting wanted answers for several questions. Mr. Weaver and Ms Pritts went to the appointment as there were no other volunteers. One issue was that we shall not discuss violations of C,C&amp;Rs by name or people who are delinquent in their assessment in an open meeting. We will have executive meeting periodically to discuss these issues. It puts us in a position of liability to mention names in an open meeting.</p> <p>The attorney stated that even though we claim we are a Road Association, if we have C,C&amp;Rs, we are a HOA and that is how the courts will view us. We are a Road Association, but since the developer instated C,C&amp;Rs we can be sued as a board if we do not enforce them. If a property owner will not correct a violation when we contact them, we are obligated to take them to court and force them comply. We have voted not to enforce the 3 or 4 violations that could be enforced unless we receive a formal complaint.</p> <p>Clarification: Because this association for the last 5 or 6 years had the philosophy that we could not enforce C,C&amp;Rs 1500 sq.ft. minimum for houses,</p>	<p>Mr. Weaver moved to be reimbursed for the brush hog after he picks it up on the 26<sup>th</sup>. Ms. Carroll seconded; motion carried.</p>

	<p>there are several property owners that will be grandfathered in due to non enforcement.  Most HOV/Road Associations have 2-3 board members. Discussion followed.  We will have a meeting in November to discuss budgets, assessments and number of board members.  Brush hogging will be done on June 26<sup>th</sup>.</p>	
<p><b>NEW BUSINESS</b></p>	<p>Mr. Weaver and Mr. Pritts will organize a work party to clean out the culverts on Friendly Meadow before the monsoon starts.</p>	
<p><b>ADJOURMENT</b></p>	<p>Respectfully submitted,  Bev Higley, Secretary</p>	<p>Mr. Boelts moved to adjourn, Mr. Howell seconded; motion carried. The meeting adjourned at 8:00 p.m. There is no meeting planned for July.</p>

**Williamson Valley Ranch Road Association  
Treasurer's Report 6/11/2010**

	<u>Current</u>	
Bank Account-Savings	\$48,251.59	
Bank Account-Contingency	\$10,000.00	
Accounts Receivable	\$7,743.19	
Accounts Paid		
	Jim Pool Web Site Charges	\$224.49
	Jim Atkinson	\$146.25
	John Weaver Homeowner's Membership Fee	\$35.00
	USPS Safe Deposit Box Annual Fee	96.00
Accounts Payable		
	Atkinson Law Office	\$146.25
	Weber's Insurance Service Inc.	\$106.00
		Balance of premium
3 Properties in Escrow		
8 liens	<b>Pending</b>	

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