

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION
MEETING MINUTES
August 13, 2010, 7:00 p.m.**

Present:

John Weaver, President; Brian Howell, Vice President; Joyce Pritts, Treasurer;; Rosie Carroll, Special Events Coordinator: Tom Boelts, Contractor Liaison; Joe Pritts.

Absent: Dennis Jeffery, Road Manager Bev Higley, Secretary; Jim Pool, Webmaster **Guests:** Jim Carroll, Mike Baccala, Jerry Dick, Robert Leech, Greg & Judy Larson and Debi Weaver

	DISCUSSION	ACTION
CALL TO ORDER		The meeting was called to order by President Weaver at 7:05 p.m.
APPROVAL OF 6/11/2010 MINUTES	Add to the minutes a motion for Mr. Weaver to get bids for repairs to road	Ms. Pritts moved that the minutes of the last meeting be approved. Mr. Howell seconded; motion carried.
TREASURER'S REPORT	See attached.	Ms. Pritts reported that we currently have \$10,011.15 in a contingency account and \$11,255.23 in our checking account. We also have an additional \$25 fee to deposit and will be collecting \$299.70 on a past due assessment. Mr. Pritts moved to pay J. Atkinson \$394.54; Ms. Carroll seconded; motion carried. Mr. Pritts moved to pay J. Pool \$46.99 for renewal of web fees. Ms. Carroll seconded; motion carried. Ms. Pritts moved to pay the Department of Revenue \$50.00; Mr. Howell seconded; motion carried. Mr. Howell moved to accept Treasurer's Report, Ms. Carroll seconded; motion carried.
WEBMASTER REPORT	No Webmasters report was presented at this meeting.	
ROAD MANAGER REPORT	No Road Manager report was presented at this meeting.	
PRESIDENT REPORT	Telephonic votes were presented.	Stripping bid previously obtained was for \$500.00. However an addition \$23.89 was received for tax for a total

	<p>Non-Profit Status</p> <p>Status of "Pay or die Letters"</p>	<p>of \$523.89. Mr. Howell, Ms. Carroll, Mr. & Ms. Pritts and Mr. Weaver telephonically approved the additional expenditure.</p> <p>On 7/27/10, a telephonic vote was obtained to ask J. Atkinson to evaluate the CC&R's to see what our rights and responsibilities are for easement access due to homeowners compliant. Mr. Howell, Mr. & Ms. Pritts, Ms. Carroll, Mr. Boelts and Mr. Weaver approved the motion.</p> <p>Mr. Atkinson notified Mr. Weaver that the association's Nonprofit status needs to be completed. Mr. Atkinson assisted Ms. Weaver in completing the form electronically. There was a \$10.00 fee and a \$35.00 expedited fee (late fee) that paid for by Ms. Weaver. Mr. Boelts moved to pay Ms. Weaver \$45.00; Ms. Carroll seconded; motion carried.</p> <p>Mr. Weaver reported that he talked with J. Atkinson about the status of the "pay or die letters" for delinquent association fees. There is a piece of property in which the internet towers are located on. According to the CC&R's they are exempt from Road Association fee.</p> <p>Another property which is \$671.00 behind is set for foreclosure on Sept 15th. There was a lien put on the property last year. This delinquent assessment will not be collected.</p> <p>A third property which is \$836 behind has paid their delinquent Road Association dues. They however, did not pay \$175.00 in legal fees and J. Atkinson has sent the property owners a second letter asking for the legal fees.</p> <p>Fourth property has signed the certified letter sent by the attorney and the 1st class letter has not been returned. On Aug 17th, the Road Association can proceed with a small claims suit if the Homeowners do not contact the attorney by then. The property's legal title is in a family trust which does not exclude the Road Association from proceeding with small claims actions. Board again agreed to proceed with small claims action on this property owner.</p>
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	<p>Three Year Plan</p> <p>Proposal for Improvements to the Williams Valley Road Entrance</p>	<p>Dennis Jeffries, Stan Johnson, Brian Howell and John Weaver.</p> <p>Mr. Howell presented a draft proposal for the Three Year Plan and it was discussed.</p> <p>Mr. Howell and Mr. Weaver brushed hog the weeds and trimmed one of the trees at the entry. Mr. Howell will trim the other tree. Mr. Howell proposed improving the appearance of the entrance at Williamson Valley Ranch Road. He has volunteered to repaint the gate at the entrance, using paint that had previously been purchased. He would like to add some landscaping of granite, dirt for mounds, weed guard, boulders and 4 solar spot lights. He estimates that all materials being purchased and labor volunteered would cost approximately \$960.</p> <p>Mr. Howell and Ms. Carroll will see if a homeowner on Friendly Meadow who is building a house will volunteer dirt for the mounds. Mr. Baccala will donate the use of his backhoe.</p> <p>Mr. Boelts motioned to allot up to \$1,000.00 for this improvement project; Mr. Pitts seconded; motion carried.</p>
<p>OLD BUSINESS</p>	<p>No business to discuss.</p>	
<p>NEW BUSINESS</p>	<p>Committees for Community Involvement</p> <p>Bazaar</p>	<p>Mr. Howell suggested that we create some Committees to get more community involvement. Ideas suggested were Welcome Committee, Block Party with Barbeque, Beautification Committee and a Neighborhood Watch. At the annual meeting, there will be a table where homeowners can sign up for a committee.</p> <p>Ms. Carroll is planning a second Bazaar for September 25th at the Country Store. Ms. Carroll will see if a permit is required. The booth fees will be \$45.00 this time. She will be putting an advertisement of the event on Craig's List. Parking will be across the street in the empty lot.</p> <p>Mr. Howell motioned to allot up to \$100.00 for the signs or items needed for the Bazaar; Ms. Pitts seconded; motion</p>

	Speeding/Running Stop Signs	carried. Mr. Boelts states that it appears there is a problem with homeowners running the stop signs and speeding. Mr. Boelts asked that if you notice an issue, please let him know and he will work with the Yavapai County Sheriff's office to arrange a patrol to monitor the situation.
ADJOURNMENT	Respectfully submitted, John Weaver, Present	Mr. Boelts made a motion that the meeting be adjourned. Mr. Pritts seconded; motion carried. The meeting adjourned at 8:30 p.m. There is no meeting planned for July.