

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION
MEETING MINUTES
January 7, 2011.**

Present:

John Weaver, President; Brian Howell, VP; Joyce Pritts Treasurer, Jim Pool, Webmaster; Joe Pritts, Member at Large, Tom Boelts, Contractor Liaison Special Events Coordinator.

Absent: Dennis Jeffery, Road Manager; Rosie Carroll. Special Events Coordinator, Bev Higley, Secretary.

Guest: Debi Weaver, Dave & Linda Brubaker.

	DISCUSSION	ACTION
CALL TO ORDER		The meeting was called to order by President Weaver at the Weaver residence at 7:04 p.m.
APPROVAL OF 11/12/10 MINUTES		Joyce Pritts moved that the minutes of the November 12 th meeting, be approved as presented on the website. Brian Howell seconded; motion carried.
VP REPORT	Mr. Howell reported that one lien had been paid in full and removed.	
WEBMASTER REPORT	Mr. Pool stated he updated the email addresses. He still has an unacceptable number of incorrect addresses..	
SPECIAL EVENTS COORDINATOR	Absent and nothing to report.	
ROAD MANAGER REPORT	Absent and nothing new to report. All projects completed.	
TREASURER'S REPORT	Our current bank balances are: Checking: \$35,747.88 Money Market: \$10,026.63 Accounts payable: Jim Pool \$47.98 reimbursement for web fees.	Joe Pritts moved to pay Mr. Pool \$47.98. Tom Boelts seconded; motion carried.

PRESIDENT'S REPORT	Due to one homeowner's complaint we opened the question of multiple payments for	Joyce Pritts made the motion seconded by Brian Howell that John Weaver will notify the
PRESIDENT'S REPORT	contiguous properties owned by one person. John Weaver and Joyce Pritts were the only board members able to attend a meeting with our attorney Jim Atkinson regarding this dilemma on 12/16/2010. Mr. Atkinson's determination after reading and rereading the CC&R's and By Laws was that the exemption obviously was meant only for the initial investing developer. However, it was so poorly worded that it could be arguable. Therefore he recommended changing our previous practice and immediately waive the additional fees for homeowners with contiguous (touching properties). Applicable homeowners will be notified by mail of this policy change. Letters will be sent by both certified and regular mail. John Weaver had prepared two letters for the board to consider. It was decided that the second letter with a few alterations should be used.	homeowner who made the complaint; motion carried. Brian Howell made a motion seconded by Joe Pritts to approve this: motion carried.
NEW BUSINESS	The annual meeting will be held at the Pritts residence on 1/14/11. John Weaver suggested spending \$50.00 to rent lights for the parking area for safety reasons.	Jim Pool made a motion to approve this seconded by Tom Boelts: Motion carried
NEXT MEETING	To be decided	
ADJOURNMENT	Respectfully submitted Joyce Pritts for Bev Higley	Joyce Pritts moved to adjourn. Mr. Howell seconded; motion carried. Meeting adjourned at 7:50 p.m.
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