

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION
FEBRUARY MEETING MINUTES
February 11, 2011, 7:00 p.m.**

Present: John Weaver, outgoing President; Michael Baccala, new President; Brian Howell, Vice President; Robert Leech, new Secretary; Joyce Pritts, Treasurer; Rosie Carroll, Special Events Coordinator; Bill Bates; Jim Copland; Joe Pritts.																												
Guests: Jim Carroll, Jim & Dorris Pool, Mike Thienie, Debbie Weaver																												
	DISCUSSION	ACTION																										
CALL TO ORDER		The meeting was called to order by outgoing President, John Weaver at 7:00 p.m.																										
ELECTION OF OFFICERS	Election of Officers. Nominations: for President were John Weaver & Michael Baccala; For Vice President were Brain Howell, John Weaver declined nomination; For Secretary Rosie Carroll & Bill Bates declined to be nominated although Bill Bates offered to fill in for the Secretary, Jim Copland & Robert Leech nominated; For Treasurer Joyce Pritts w/o opposition. Rosie Carroll volunteered to continue as Special Events Coordinator w/o opposition.	Outgoing President, John Weaver initiated election of Board Officers as follows: President, Michael Baccala who then presided over the successive election of the Vice President, Brian Howell Secretary, Robert Leech Treasurer, Joyce Pritts Special Events Coordinator, Rosie Carroll																										
APPROVAL OF MINUTES	Minutes of Jan 14, 2011 presented by Joyce Pritts and approved by the Board.	Minutes Approved without change by the Board																										
TREASURER'S REPORT	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bank Account-Checking</td> <td style="text-align: right;">\$57,052.66</td> </tr> <tr> <td>Bank Account-Contingency</td> <td style="text-align: right;">\$10,026.63</td> </tr> <tr> <td>Total Banking</td> <td style="text-align: right;">\$67,080.29</td> </tr> <tr> <td>Accounts Receivable</td> <td style="text-align: right;">\$10,023.10</td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Accounts Paid</td> <td style="text-align: right;">\$ 2,743.82</td> </tr> <tr> <td> Jim Pool/Renewal of web fees</td> <td style="text-align: right;">\$47.98</td> </tr> <tr> <td> Chino Rentals/light</td> <td style="text-align: right;">\$13.24</td> </tr> <tr> <td> Brian Howell/lien release</td> <td style="text-align: right;">\$15.00</td> </tr> <tr> <td> ROAD FEE REFUNDS – TOTAL</td> <td style="text-align: right;">\$2667.60</td> </tr> <tr> <td> France & Bates</td> <td style="text-align: right;">\$296.40</td> </tr> <tr> <td> Palm Lodge Mobilehome Estates</td> <td style="text-align: right;">\$1185.60</td> </tr> <tr> <td> Tabletop Properties</td> <td style="text-align: right;">\$1185.60</td> </tr> </table>	Bank Account-Checking	\$57,052.66	Bank Account-Contingency	\$10,026.63	Total Banking	\$67,080.29	Accounts Receivable	\$10,023.10	 		Accounts Paid	\$ 2,743.82	Jim Pool/Renewal of web fees	\$47.98	Chino Rentals/light	\$13.24	Brian Howell/lien release	\$15.00	ROAD FEE REFUNDS – TOTAL	\$2667.60	France & Bates	\$296.40	Palm Lodge Mobilehome Estates	\$1185.60	Tabletop Properties	\$1185.60	Report Accepted
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**TREASURER'S
REPORT (CONT)**


Accounts Payable \$97.50


Carpenter, Hazelwood, Delgado & Wood, PLC \$97.50


Liens Pending – Four


Properties in Escrow – Two

- A general discussion regarding contiguous lots paying one road fee in lieu of a road fee for each lot.
 - John Weaver gave a background description noting that the attorney for the WVRRA advised that the bylaws regarding WVRRA are not clear and would need to be amended in order to clarify.
 - Consequently the one fee is collected for 2011.

- Treasurer brought up the need for an accountant to do the WVRRA taxes.
 - The current accountant has been less than satisfactory.
 - Brian Howell recommended Bennett Accounting be considered.
 -
- Treasurer noted need for back up memory for Treasurer data. Two drives were recommended with one backup at different location. 

- Treasurer request authorization of \$97.50 expenditure for attorney fees. 

- Discussion on handling of Liens:
 - Should liens be handled for current year on fees due or for second year due? 
 - Cost of demand letter by attorney is \$125.
 - Next step is to go to Small Claims Court.

- Two Signatures are required for bank transactions. 





Board approved \$75.00 expenditure for two flash drives. Bill Bates volunteered to purchase.

Board approved \$97.50 payment.

Lien to be filed 90 days past due on fee. Attorney letter and then to go to Small Claims Court if fees are not paid by the time fee is due the following year.

<p>TREASURER'S REPORT (CONT)</p>	<ul style="list-style-type: none"> • Discussion on increasing the Road Emergency fund. → 	<p>In addition to the Treasurer, Joyce Pritts, the Board authorized the Vice President, Brian Howell and Board Director Bill Bates for signatures. Former Board Director Jim Pool removed from signature authorization.</p> <p>Board approved transfer of \$5000.00 to the Road Emergency Fund</p>
<p>WEBMASTER'S REPORT</p>	<ul style="list-style-type: none"> • Jim Pool volunteered to continue with maintaining the WVRRA Web Pages hosted by Network Solutions. He stated he used the Web Builder Software Dream Weaver to organize and maintain the Web Page. • Request that someone take over maintenance of the email database and sending of email as required. → 	<p>The Secretary volunteered and accepted this function as part of the Secretary duties which was approved by the Board.</p>
<p>ROAD REPORT Presented by John Weaver</p>	<ul style="list-style-type: none"> • A general discussion of the Road status and previous procedures ensued. Repairs and Maintenance – Based on Board policy to identify the worst road and repair it. • <ul style="list-style-type: none"> ○ It was pointed out that current signage throughout the area requires maintenance as well. In particular the sign at the top of hill on eastern end of Friendly Meadow needs to be reset in concrete. → • Future road maintenance requirements to be identified by the Road Committee. → 	

ROAD REPORT (CONT)		<p>The President, Mike Baccala volunteered to organize a volunteer group to rest the sign.</p> <p>Road Committee subsequently approved by Board to consist of Bill Bates, Jim Copland and Robert Leech.</p>
VP REPORT	None	
PRESIDENT'S REPORT	<ul style="list-style-type: none"> • Outgoing President had no additional Report. • Incoming President brought up the use of a calendar for mandatory activities such as mandatory expenses (taxes, fees, etc), renewal of insurance... → • Further discussion on weed control ensued such as spraying vs. cutting and which was most cost efficient. → • Opportunity to have a Bid Process to obtain best cost proposals. → 	<p>President, Mike Baccala would conduct a Board phone vote if needed to change the Accountant.</p> <p>Road Committee to look into the need for clearing along Lonely Trail</p> <p>& the process for obtaining necessary bids.</p>
OLD BUSINESS	Noted that there is now a CCR Complaint process which has been approved and is available on the WVRRA Web.	
NEW BUSINESS	<ul style="list-style-type: none"> • Procedure to the Board to handle road requirements discussed. → • Noted the roads requiring maintenance are WVR Road, L Bar L, Friendly Meadow, Lonely Trail, Cowboy Trail, Calais Lane & Corriente Circle 	Road committee to evaluate and recommend to Board for action.

<p>NEW BUSINESS (CONT)</p>	<ul style="list-style-type: none"> • President noted it would be good for the Entire Board to review the roads together in order to have a common reference of the various road conditions.  • New President, Mike Baccala, noted everyone's appreciation to the outgoing President, John Weaver for the work and effort he has put forth in the previous years. • Special Events Coordinator, Rosie Carroll discussed: <ul style="list-style-type: none"> ○ Previous Bazaar Activities and continuing this activity.  ○ Possibility of a Block Party for the Member  • Further discussion ensued regarding how to make the event successful and better know to the Association Members. 	<p>Generally agreed that the Board would meet 9:00AM, Saturday, February 19, 2011, to be reminded by Secretary email.</p> <p>A window of possible dates to be provided to the Board.</p> <p>Rosie Carroll & Brain Howell will prepare a proposal for the Board.</p>
<p>ADJOURNMENT</p>	<p>Monthly Board Meetings to be held second Friday of each month. </p> <p>Next meeting for 7:00PM, Friday, March 11, 2011 at Jim Copland's home, 11345 Williamson Valley Ranch Road.</p>	<p>Meeting was adjourned o/a 8:30 pm.</p>