


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

<b>Present:</b> Brian Howell, President; Bill Bates, Vice President; Robert Leech, Secretary; Joyce Pritts, Treasurer; Rosie Carroll, Special Events Coordinator; Jim Copland; Joe Pritts; John Weaver.												
<b>Guests:</b> Thomas Boeltz, Pam Copland, Randy Graham, Hoppy & Sharon Hopkins, Greg Larson, Rich & Gail Rumble, David & Rita Tinsley, Debi Weaver												
	<b>DISCUSSION</b>	<b>ACTION</b>										
<b>CALL TO ORDER</b>		The meeting was called to order by President Brian Howell at 7:07 p.m.										
<b>ROLL CALL OF MEMBERS PRESENT</b>	All Members Present Signup sheet for Guests passed around											
<b>READING &amp; APPROVAL OF MINUTES</b>	Discuss issues regarding the format of the meeting minutes. <ul style="list-style-type: none"> <li>• Should the meeting minutes contain that which is done and not include what is said?</li> <li>• Point made that openness of board discussion could be important.</li> <li>• Motion made and seconded that meeting minutes should contain only what was done and not include what was said. </li> </ul>	Motion carried 7-2 Minutes of 2-11-2011 and 2-20-2011 to be so modified for approval at next Board Meeting										
<b>REPORTS BY MEMBERS OF BOARD</b>												
<ul style="list-style-type: none"> <li>• <b>Secretary</b></li> </ul>	Report on Email tracking: <ul style="list-style-type: none"> <li>• 68% of owners recorded</li> <li>• 75% of home owners recorded</li> <li>• Objective is to determine the 26 missing home owners email by phone or personal contact.</li> </ul> Recommended that email be used as a vehicle for disseminating info											
<ul style="list-style-type: none"> <li>• <b>Treasurer</b></li> </ul>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bank Account-Checking</td> <td style="text-align: right;">\$50,721.36</td> </tr> <tr> <td>Bank Account-Contingency</td> <td style="text-align: right;">\$15,026.63</td> </tr> <tr> <td><b>Total Banking</b></td> <td style="text-align: right;"><b>\$65,747.99</b></td> </tr> <tr> <td><b>Accounts Receivable</b></td> <td style="text-align: right;"><b>\$9,467.19</b></td> </tr> <tr> <td><b>Accounts Paid</b></td> <td style="text-align: right;">\$97.50</td> </tr> </table> <ul style="list-style-type: none"> <li>• Carpenter, Hazlewood, Delgado &amp; Wood, PLC</li> </ul> <b>Accounts payable: None</b>	Bank Account-Checking	\$50,721.36	Bank Account-Contingency	\$15,026.63	<b>Total Banking</b>	<b>\$65,747.99</b>	<b>Accounts Receivable</b>	<b>\$9,467.19</b>	<b>Accounts Paid</b>	\$97.50	
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	<p>Discussion ensued regarding the issue of mowing and spraying</p> <p>Request Committee report be included in minutes and posted on Web Page. Comments solicited</p> <p>Request made that Committee consider obtaining equipment for Road Association volunteers to do crack sealing over long term.</p>	<p>Approved</p> <p>Request accepted</p>
<b>OLD BUSINESS</b>	None Reviewed	
<b>NEW BUSINESS</b>	<p>Discussion on Insurance Coverage for the Road Association and liability for use of road.</p> <ul style="list-style-type: none"> <li>• Payment not due until April</li> <li>• Review of coverage cost needed</li> </ul> <p>Web Report Reviewed -Not received much use</p> <p>Discussion ensued on how to make the Web better known to Association such as posting</p> <p>Discussion on how to improve the Web via advertising</p>	<p>Payment deferred until April meeting</p> <p>Bill Bates &amp; Michael Baccala will meet with agent and prepare report for April meeting</p>
<b>ADJOURNMENT</b>	<p>Motion made and seconded to adjourn meeting</p> <p>Monthly Board Meetings to be held second Friday of each month.</p> <p>Next meeting for 7:00PM, Friday, April 8, 2011 at Brian Howell</p>	<p>Meeting was adjourned at 8:25 PM</p> <p>Closed Executive Session followed.</p>

# WV RANCH ROAD ASSOCIATION

## ROAD COMMITTEE REPORT

Bill Bates

Jim Copland

Robert Leech

with

Input from Michael Baccala

WVRRRA Road Committee Report

3-11-2011

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# Objective

- Recommend to WVRRA Board actions needed to maintain WV Ranch Roads
- Use **Cost/Benefit** parameter for All Members of the Association to determine maintenance actions and allocation of funds.
- Disseminate information to Members regarding maintenance decisions and scheduled actions.

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# Conclusions

- Recommendations to be based on
  - Current wear and tear
  - Meet legal obligations
  - Traffic patterns, usage
  - Traffic speed
- Available funds
- Timeliness
- Competitive Contract Bids as possible

# Actions

- Determine Road requirements: Grading, Paving, etc....
- Determine best type of repair/maintenance given current conditions
  - Crack Sealing
  - Patching & saw cut repairs
  - Resurfacing, e.g., chip seal, asphalt
  - Requirements for unpaved roads? Weed Control?
- Evaluate possible methods of traffic control to min wear & tear
  - Entrance Sign – ‘Enter at own Risk’, No County Maintenance, No through traffic
  - Controlled access
  - Speed Control ????
- Member diligence though updated info via WVVRA.com & Email



# Actions - Continued

- Access current road conditions – Identify present & potential problems **Initial Review on 3-9-2011**
- Talk w/ Previous ‘Road Managers’
  - 2010: Jeffrey Dennis R, 4175 W Friendly Meadow - **Process**
  - 2008 & 2009: David Tinsley, 11211 N Cowboy Trl
    - Interviewed & received historical input – impressed w/his doc
    - Learned that there is a ‘Road Book’ – may be with Jeffrey ?
  - 2007: Joe Pritts, 4140 W Chuckwalla Rd - **Process**
- Talk w/ Others who have ‘road’experience
  - Caesar DelPrado; Mark Lineau
  - ????