

Williamson Valley Ranch Road Association
July 8, 2011 Meeting Minutes

President Brian Howell called meeting to order at 7:00 PM. Bill Bates was absent; Robert Leech was on speaker phone from SC.

Minutes from the April meeting were approved with no changes.

Joyce Pritts read the Treasurer's report. Currently 7 liens are pending, 4 of which were turned over to the attorney and demand letters sent. Four property owners have paid in response to the liens placed on May 24. One property is in escrow.

Discussion of bids obtained by the Road Committee for patch work. Estimate for patch work includes saw cut and fill. Contractor recommended that patch work should be completed first, then cracks sealed during the winter months. Verbal estimate is \$8,000.00 for all cracks in neighborhood. Road Committee recommended patch work and cracks be repaired in the worst areas first, with chip sealing to be completed at a later date.

John Weaver received chip sealing bids for Williamson Valley Ranch Road. John suggested that chip sealing every 3-4 years will eventually fill in alligator cracks. It was agreed that Art Para did a great job with pot holes last year. Residents expect to see improvements, and the Board must approve preventative maintenance per Joe Pritts and John.

Jim Copland will get more bids on cut repairs and chip sealing prior to the next meeting from Grady and Art at Superseal. Bids to include pricing for asphalt repair, chip seal and fog on Lonely Trail and Williamson Valley Ranch Road.

Discussion to keep \$2,500 to \$3,000 in checking account for postage and miscellaneous expenses; Brian suggested keeping a balance of \$4,000.

Old business: Brian brought up raising transfer fee from \$25.00 to \$200.00. Joyce and John disagreed, saying \$200 is too high. Voted and approved to raise transfer fee to \$150.00.

Discussion to re-write letters; Joyce and John volunteered to work on them.

Brian motioned to adjourn; motion carried. Next meeting to be held August 12, 2011 at Joe and Joyce Pritts' home at 7:00 PM.