

**WILLIAMSON VALLEY RANCH ROAD ASSOCIATION
AUGUST MEETING MINUTES
AUGUST 12, 2011, 7:00 p.m.**

Present: Brian Howell, President; Bill Bates, Vice President; Robert Leech, Secretary; Joyce Pritts, Treasurer; Joe Pritts; Jim Copland; John Weaver.		
Not Present: Rosie Carroll, Special Events Coordinator; Michael Baccala		
Guests: Michael Thieme; Sandee McDowell; Randy Graham		
	DISCUSSION	ACTION
CALL TO ORDER		The meeting was called to order by President Brian Howell at 7:0 p.m.
ROLL CALL OF MEMBERS PRESENT		Confirmed as listed above
READING & APPROVAL OF MINUTES		July minutes unanimously approved
TREASURER'S REPORT	<p>Bank Account-Checking \$46,755.04 Bank Account-Contingency \$15,040.31 Total Banking \$61,795.35 Accounts Receivable \$ 5,639.98</p> <p>Accounts Paid \$ 500.00 Carpenter, Hazelwood, Delgado & Wood (demand letters) ..\$500.00</p> <p>Accounts payable Total \$ 109.54 Brian Howell - Lien Releases\$ 56.00 Jim Pool - Web Fees\$ 47.98 Joyce Pritts - Certified Mail \$ 5.59</p> <p>7 Liens Pending; 1 Property in Escrow</p>	<p>Motion Made & approved to pay accounts payable</p> <p>Report Unanimously approved</p>
PRESIDENT'S REPORT	Noted informal discussion meetings with Jim Copland & Bill Bates regarding road bids & Michael Baccala.	
VICE PRESIDENT'S REPORT	No separate items.	

Base Conclusions

- Recommend Road Base Repair before any resurfacing.
- Request Board approval of this Recommendation.

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WVRRR Road Committee Report

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AC Patch Proposals

	Sq YD	Price/Sq Yd	Total
Estimate	385	\$45	\$17,310
Grady	663	\$43	\$28,475
Super Seal	575	\$27	\$15,520
Cactus	385	\$45	\$17,448

- Committee Recommends Super Seal with 15% Contingency for additional fill as required: \$17,848

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WVRRR Road Committee Report

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Additional Base Repair

- Super Seal Proposes:
 1. Seal cracks on **ALL roads**
 2. Do this work during winter months when cracks are the widest
 3. Will protect the road base from deterioration
 4. Total cost: \$8,000 estimate
- Committee recommends this action be taken.

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WVRR Road Committee Report

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Surface Proposals

	WVRR	Lonely Trail
Grady (from JW)	\$28.9K	
Super Seal	\$28.7K	\$11.4K
Cactus	\$49.7K	\$15.5k

- Committee Recommends Super Seal
- Surfacing depends on available funds
- Striping costs yet to be determined (WVRR)

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WVRR Road Committee Report

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It was noted that the higher price for Cactus was due to the specs used which were equivalent to the Prescott city specs.

Funds Summary

	Item	Price	Balance
Funds Avail			\$46,000 **
Base Repair			
	AC Patch	\$17,848	\$28,152
	Crack Seal	\$8,000	\$20,152

- **Committee Recommends:** Carry over balance to combine with 2012 dues to resurface nearly two miles of roads. ** Updated w/Treasurer's Report

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WVRRR Road Committee Report

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Discussion ensued regarding the options with available funds which included:

- Historical costs comparisons
- Handling of crack sealing

As a result of discussions Brian Howell identified three options:

Option One –

- AC Patch
- Hold funds for Crack Seal of ALL Roads
- Carry over remaining funds

Option Two –

- AC Patch
- Chip Seal Lonely Trail
- Crack Seal all Roads – Oct/Nov
- Carry over remaining funds

Option Three –

- AC Patch

**ROAD COMMITTEE
REPORT –Cont.**

- Crack Seal & Chip Seal WVRR from entrance to Friendly Meadow
- Crack Seal remainder of roads in Oct/Nov
- May require use of contingency funds

Discussion followed regarding carryover of funds to the next year to combine for larger projects with the objective of reducing overall costs.

John Weaver summarized that the AC Patch and crack seal should be done. He concluded that there would not be sufficient funds to also Chip Seal WVR Road but there would be enough for Lonely Trail and still have sufficient funds for additional contingencies such as a washout of the east end of Friendly Meadow.

John moved that **Option Two** be selected and was seconded. Discussion ensued Brian noted the concern that residents could perceive a conflict of interest regarding chip sealing Lonely Trail since three members of the Board live off of Lonely Trail. However, if funds were taken from the contingency fund **Option Three** could be selected and eliminate any perceived conflict.

Robert Leech suggested the Board could consider an amendment to **Option Two** by removing the Chip Seal of Lonely Trail and then decide how to best use the remaining funds, e.g., carryover or decide what roads could be chip sealed with available funds.

John Weaver noted that significant patch repair is being proposed for WVR Road and yet Lonely Trail is long overdue for Chip Seal.

Voted conducted on motion for **Option Two**.

ROAD COMMITTEE REPORT –Cont	<p>It was noted by Jim Copland that based on the RFP issued we have in hand a written proposal from the contractor with specified pricing and define work specification to initiate the work.</p> <p>Will need to obtain a firm proposal for the Crack Seal.</p> <p>Jim Copland will schedule with the contractor.</p>	<p>Motion Passed with five Yea (Howell, Joyce & Joe Pritts, Weaver, Bates) and two Nay (Copland, Leech)</p> <p>The Contractor Proposal was officially signed by the Board.</p>
SPECIAL PROJECTS	<p>None</p>	
OLD BUSINESS	<p>Question arose over when weed spraying was conducted. It was confirmed that the spraying was done on April 28, 2011.</p> <p>There is general concern over the effectiveness of the last spraying. It is confirmed that pre-emergent and post-emergent was used.</p> <p>Bill Bates volunteered to determine whether a contractor he knew of that sprayed throughout the year and guaranteed the results would be interested in doing WVRRA work and would report at the September meeting.</p>	
NEW BUSINESS	<p>None</p>	
COMMENTS FROM ATTENDEES	<p>None</p>	
ADJOURNMENT	<p>Monthly Board Meetings to be held second Friday of each month.</p> <p>Next meeting for 7:00PM, Friday, Sept 9, 2011 at Home of Brian Howell.</p>	<p>Meeting was adjourned o/a 7:53 PM.</p>

