

Williamson Valley Ranch Road Association
Regular Board of Directors Meeting
Minutes: March 6, 2015

Notice of Meeting:

(2) Sandwich boards placed at Cowboy Trail and Williamson Valley Ranch Road entrances on Friday, March 3, 2017

Emails sent were sent out to known email addresses on Friday 3, 2017.

Website notifications were posted for all monthly meetings on Friday, January 27, 2017.

Board Members present: Fredric Funk, Erik Routh, Terry Ferris, Mike Mollere, Ron Gibson

Board Members absent: Jerry Roteman, Dan Avilla

Quorum: of the 7 serving board members, 5 were in attendance. Quorum confirmed.

Other Williamson Valley Ranch Members Present: a sign in sheet recorded 21 members in attendance.

Meeting called to order: 7:05 PM by Mike Mollere.

Officer's Reports:

Presidents report: Mike Mollere reported that he had spoken with Capistrano Construction about road damage on Cowboy Trail. The owner of Capistrano had pictures of the road prior to start of new construction. The road is essentially unchanged. The owner said he would build a new apron at the entrance to the new home when construction is completed, and leave the vicinity in better condition than when he started work. We currently do not have a bond for road damages, which will be discussed in old business.

Treasurer's report: Treasurer Erik Routh read the Treasurers report. Current balance: \$118,077. Deposits made since last report: \$6,224. No debits incurred since last report. A motion was made, seconded and approved unanimously by the Board.

Old Business:

1. We still need a Secretary and Vice President. The President and Treasurer cannot do all the work. We currently have 7 serving Board members.
2. Potential for hiring officers or HOA Management Company: Not possible. An HOA Management Company will not service a road maintenance organization. We are looking into hiring a paralegal to sort out the Assessments.
3. Drainage issues on Friendly Meadow Road: Should complete this work once things dry out.
4. Webmaster needs: a proposal was made a member of the community. The path forward appears a good fit for the WVRRA's needs, and that of the

community. The Board agreed to review details and respond to the owner of the proposal in a 2 week time period.

5. Email notifications: in the works. The President is building a new master list based on available data.
6. Bond for new construction: The WVRRA does not have language concerning a construction bond in its Association Rules. To have such a document will require legal assistance and expense. The President made a motion to pursue legal means to place a construction bond into our Association Rules. The motion received a second and was unanimously approved by the Board. The value of the bond will be determined following legal advice. Some members expressed an opinion that \$5,000 was insufficient. The President will meet with legal council in the following week and report findings to members at the April meeting.
7. Cowboy Trail repairs: remains a top priority. The President asks for assistance in securing bids for the work. The WVRRA will consider repairing the road in sections. The WVRRA can consider borrowing money or raising the annual assessment value, however this would require a 2/3 approval vote by WVR members. Several members in attendance said they would not support either of these options. Several members also stated that the WVRRA should (1) wait until after the seasonal monsoons (2) wait until early next year to begin work, when more funds were available. There is concern that part of Cowboy Trail will not remain usable until next year.
8. Weed control and mowing service: the Board will explore a new contract for weed control. Board member Ronnie Gibson agreed to check and report findings at the April meeting.

New Business:

1. Clarification of WVRRA as an HOA with enforcement capability. Under the State of Arizona law, the WVRRA is an HOA. The scope of duties, however, is confined to road maintenance. The CC&R's ("rules that govern a neighborhood") require an enforcement clause that is consistent with current Arizona law. The WVRRA does not currently have that clause contained in its CC&R's. Therefore, the WVRRA cannot enforce CC&R's. In order to do so, legal council is required. The WVRRA has never, to the President's knowledge, enforced any aspects of our CC&R's. There was a lengthy discussion by members in regards to CC&R's as a tool to maintain the quality of the neighborhood. The President agreed to discuss with legal council in order to determine what requirements are necessary to bring CC&R enforcement back to the HOA. Board members are concerned that they do not currently have the resources to enforce CC&R's properly. The President will report back to members at the April meeting.
2. Drainage Concerns in the Community: the WVRRA is not responsible for storm drainage in the community, unless impacting the quality of our roads. The only mention of "drainage or contour change" made is in the Association

Rules, "Construction Rules and Regulations for Owner/Contractor". The President noted that the WVRRA does not have a person identified as a Road Manager/Construction Liaison.

3.

Open Forum:

1. A member expressed that he/she had concerns about property conditions relative to a parcel in the community. A lengthy discussion followed, joined by several other community members. These concerns have no relation to road maintenance, however the topic returned to CC&R's and enforcement of same. The Board referred back to new business - item 1. The Board also encouraged concerned members to discuss their concerns with the owner of the parcel mentioned.
2. A member asked why Section 9.2 Article IX was rescinded last year. The Board explained that CC&R enforcement rules were no longer compliant with Arizona law, and upon advice of legal council, the Board was advised to rescind this clause. A member expressed concern that the County only enforces land use ordinances, not community CC&R's. The Board replied that they would look into CC&R enforcement as stated previously.
3. A member stated that those documents posted on the website should be signed. The President agreed to explore why the documents were not signed, and report back to the community at the April meeting.
4. A member expressed interest in seeing a map of the roads maintained by the WVRRA, in order to better understand what is the road association's responsibility. The Board will try to locate a map and bring it to the April meeting, as well as post on the WVRRA website.
5. A member gave a short presentation regarding bringing Cable 1 into Williamson Valley Ranch. The plan at this time is bring new fiber-optic cable up Williamson Valley Ranch Road to Running Iron. The member is looking for those interested in leveraging this project, in order to defray costs and improve internet quality in the community. Interested members can email Mike Mollere (mr.precision@hotmail.com) and he will forward to the community member in charge of this project.
6. A member stated a concern that CC&R's are meant to protect property values in the community. Without enforcement, the CC&R's have no value. The HOA needs an enforcement clause that is consistent with current Arizona law. The Board referred back to new business - item 1.

Adjournment:

A motion was made to adjourn this meeting of the WVRRA board at 8:30 PM. This motion was seconded, and the Board unanimously approved to adjourn.

Next meeting is April 3, 2017 at 7PM in the Fire Station. The President may not be in attendance. If there are no Board members to facilitate the meeting, the meeting will be canceled. Notifications of the meeting will be sent March 31, 2017.

Recorded by Mike Mollere, acting as Secretary under the direction of the Board.