



WVR Meeting

Saturday October 12 – Starting at 12 Noon

St Johns Library, St Johns AZ

Property Owners' Association Board of Directors' Meeting October 12, 2019, Saint Johns, Arizona. The meeting was called to order by President Ed Sauer at 12:00 p.m. Also present were Member at Large David Goodman and Treasurer Larry Diesbach, and approximately eight association members. The meeting was opened with the Pledge of Allegiance being said by all in attendance.

There was a motion by Ed Sauer to accept the minutes of the past 2 meetings. This was seconded by David Goodman. All were in favor of the accepting the minutes

There was discussion regarding a collection of trash on a lot approximately at the corner of Zinga and Thomas. It is believed that the property is owned by a trust. The debris (including appliances) that could possibly be dumping and not been performed by the existing property owner. Walt had commented that actions on the property could be considered trespass if the Association or neighbors were to take matters into their own hands to clean up the debris. There will be action to attempt to contact the Trust owner / or the County Health. Rick Pierce (road grader) mentioned that the dumpsters are expense with a charge of \$350 just for the delivery for use.

The budget for the upcoming year is being formulated for discussion and will be discussed at the next meeting. TRT has helped in this effort by supplying budgetary information from the past several years to aid in the preparation of the new 2020 budget.

David explained that the Board is trying to verify the accuracy of the membership list that we have through the list supplied by TRT. The more accurate the list, the easier it will be to contact all of the membership. TRT has recently received several large payments of past due dues.

Copies of the meeting notes from the September 28th CC&R's and By Laws Committee were made available to all at the meeting. It was noted that Any changes that we try to make to the CC&R's or to the Bylaws must be voted on, and the CC&R's cannot be changed unless it is voted approved by 2/3 of

the entire membership, not just the number of members that actually vote. There are currently about 800-850 owners of the ~1015 parcels available

Ed mentioned that he has sent out 5 work orders for bid to Rick Pierce. Rick commented that there was value in combining several bids together (2 will be combined into 1 project and 3 others combined into a 2nd response) For example: the excess dirt from Project A could be utilized immediately on project B resulting in an overall savings in time and money.

There was also conversation with road contractor, Rick Pierce, on the trouble spots on the WVR roads and the possible fixes. Rick discussed Steep Hill and the alternative routes available and also said that the Rancher is also interested in resolving the problems along Anasazi by the cattleguard. The quarterly grading of the designated roads was discussed in that the weather has not cooperated in providing the adequate amount of moisture to make this practical. There is the possibility given it being mid-October that the next grading may be the annual grading in ~8 weeks which would also save some money.

Rick followed up on last month's discussion about getting a grant to upgrade County Road 6268 to an arterial road instead of a rancher's road. This would take CR6268 to a 24-foot road, limestone topped, and be better maintained. This change, though, will need to be petitioned by the POA with 150 signatures and if accepted the Governmental officials, they would address 2 miles per year until completed. Rick even offered to deliver the proposal to the County for the WVR POA.

David reported that everything is almost ready for the new lock and key system at the convenience well. The new keys were assigned to those at the meeting. The new system should be in place within a week (~ October 19). Issuance of the assigned keys after parcel owners show ID and proof of tax # for their parcel. Only one key will be available per parcel. Once the new system is in place, the keys will be available from David Goodman, Ed Sauer, Pat Kirking, and Chad New.

The motion was made by Ed and seconded by David to close the meeting just before 2:00 p.m.

The next POA BOD meeting will be on Saturday, November 9th at the Saint Johns Public library from 12:00 to 2:00 p.m. and all POA members are welcome to attend.

Larry Diesbach (substitute note taker)