Draft Minutes of the Woodland Valley Ranch POA Board Meeting
St. Johns, Arizona
July 10, 2019

The meeting was called to order at 12:10 pm by President Ed Sauer. Also in attendance were Bob Johnson, Vice President; Larry Diesbach, Treasurer; David Goodman, Member at large; Pat Kirking, Secretary, and 15 of the membership.

The meeting began with Anne Fessler-Butts reading the 23rd Psalm and leading the Lord's Prayer, followed by the Pledge of Allegiance.

Ed Sauer gave a report on the ordering of the road signs. Once the list of missing signs is complete, they will be ordered and installed. He will then negotiate with Apache County a method to get the roads' N number signs in place. Ed also gave a quick report on the current condition of the roads on the ranch.

It was reported that Pinion has received permission from Apache County to fix the county roads and intersections where needed.

There was a discussion on what address is best to use for UPS and FedEx deliveries…whether using the N numbers or street address is better. It was reported that one of the membership found out that UPS is now using an N number map, but to make sure that you have your phone number on the address in case the delivery person gets a little lost.

Bob Johnson explained the differences in the types of meetings that the Board can have and the legal issues attached to each type of meeting. The yearly membership meeting must have notification at least 10 days beforehand, but the regular board meetings only need a 48- hour notification. It was announced also that the Board of Directors plans on having monthly meetings in the future since there is so much to be done and more communication and meetings are in order for this to happen.

The motion was made and seconded to have the monthly meetings, and was passed unanimously.

Larry Diesbach gave his current treasurer's report. A copy is available on the WVR POA website : woodlandvalleyranchaz.com

The motion was made and seconded to accept the treasurer's report, and was passed unanimously.

It was reported by Ed that Sean Duff now has the new WVR map on Google Earth!!! It will now be easier for anyone to be able to see on the phone app just where they are in case they need to make a call for emergency assistance. Thank you Sean Duff for all your hard work!

The well report was given by David Goodman. He reported on the work that has been done on the well. The well box has been insulated, the leaks fixed, and the hose now drains better and faster.

It was reported that someone may be getting unauthorized large quantities of water at the convenience well during the night. It was suggested that anyone seeing someone hauling a very large tank or seeing someone they don't recognize getting water at night should let the BOD know immediately and it will be investigated. If seen, try to get a description of the vehicle and the license number if possible.

There was a question from the membership on if getting water for a neighbor that can't get it themselves, what should be done? It was suggested that it would be okay if the BOD is notified ahead of time.

David gave his report on the quotes for a new lock system for the well. He gave several quotes with the different qualities of each one. The membership was polled as to which one they wanted, and the system was unanimously chosen. The system chosen was a Medico lock with a patent-expired controlled key and lock system with the initial order of 400 keys for $2700.00.

The motion was made and seconded with a unanimous consenting vote from the Board.

There was discussion on reinforcing the well box, and it was decided to look into the cost, and for the board to vote on it at a later date.

It was suggested by a member that if there is a vote on any issue and the vote of the BOD is not unanimous, that each Board member's vote be recorded in the minutes.

The motion was made and seconded, with unanimous acceptance by the BOD.

A motion was made and seconded to adjourn the meeting…unanimously voted "aye" by the BOD. Meeting adjourned at 2:00 p.m.

Respectfully submitted,

Pat Kirking

WVR POA Secretary