**DRAFT**  
**Woodland Valley Ranch Property Owners Association Board of Directors**  
**ANNUAL MEETING Minutes from Saturday, June 21, 2014**  
St. Johns Municipal Park   
Upper Ramada   
St. Johns, AZ 85936   
  
  
**10:30 AM - Meeting Called to Order**   
by Dean Rachwitz, President.   
Meeting start was delayed because there was a parade in town and the main street was   
blocked off for a period making the trip to the Municipal Park challenging for those who   
don’t reside in the area.   
  
  
Roll Call was taken:   
Present: Dean Rachwitz, President, Jim Gavin, VP, and Dick Smith, Secretary   
Absent: Gary Bowers, Treasurer.   
  
Remembering Matt Chappell:   
The current Board reflected on the passing of Matt, who was President at the time of his passing. “He was a true believer in having a good POA, responsible to all the owners”.   
  
Reading of the Minutes Annual Meeting 2013:   
The minutes were read by Secretary, Dick Smith. The motion to accept the minutes was made and seconded, and approved by the owners in attendance.   
  
Reading of the last meeting (January 2014) minutes:   
It was suggested that these minutes be read as it was the only meeting held by the Board this year due to Medical situations with two members of the Board and the passing of Matt days after this meeting. These minutes were summarized and presented to the owners. No vote was taken as it had been approved by the Board before it was put on the website.   
  
Financial Report:   
The Proposed Budget and current Year-to-Date figures were presented to the owners in attendance. Budget approved by owners voice vote.

Category                            2014 Budget Amt    2014 YTD  
Dues                                  144,000                128,847\*  
Total income                       145,590                130,106  
Admin Exp                          14,035                  5,592  
Road Exp                            125,400                50,310  
Total Exp                            145,460                55,852  
Net Inc                                                           74,253  
  
\*Primarily due to the new arrangement to pay half the dues by Feb 28, and the other half by Aug 28.   
  
For a full Proposed budget, and income/expense analysis, make a request to Board@wvraz.com for a copy via email.   
  
Reading of the State of the Ranch letter sent out this year:   
Dean read this letter emphasizing important points and adding some explanation for clarification.   
  
  
Road Conditions Report & Driveway Culverts:   
Jim reported on the proposed closing of part of Rosie Road and the making of a new access way out of the area. One of the problems is crossing a corner of State land. (See Topic below). A number of owners had questions on safety on the roads with the numerous ups and downs without being able see what might be coming up the other side. A recommendation to put signs up warning of this at sights deemed dangerous. Also there are times that coming over a hill the other side may be washed out or hazardous to try to drive through. Warning signs might be used in this area also.   
  
It was stated that ½ of the roads have been graded and some delay has occurred because the roads are too dry and any grading would just be fruitless. We are all hoping for rain. Some rain anyway, as we don’t really want the monsoons like we had last year. That was a near record year.   
  
It was also brought up that it is necessary to mark your property pins with rebar and PCV pipe so that road grading doesn’t cover them up when normal grading occurs.   
  
  
Well condition:   
It was reported that there was a different lock on the well area. It is needed to be checked out as to what the problem is. No one was assigned on the board to do that at the meeting. Steve MacMahill reported the problem and put a temporary lock in place until it can be made usable again.   
  
  
Road Naming / Road Signage / Dissolution of Road Naming Committee:   
Dick Smith presented his final report on the naming of the roads. A copy of each Unit (1-9) was displayed. Several errors were pointed out and corrections were made and distributed to Board members after the meeting finished. According to the direction of the Board at previous meetings, all roads now have names, either owner requested names or board names. It was stated that any road that is an owner requested name accepted, must have started the process of procuring the signs, brackets, and poles and should have them completed shortly thereafter. Any road that has not been completed with name signs, or at least started that process in earnest, will lose that opportunity and the road then shall be named by the current board.   
  
State Land Right of Way:   
Jim reported on the process of getting approval for a BUTTERFLY crossing of state land. He reported on the cost for each crossing and why they were necessary.   
  
  
Property Owners Q&A:   
A question was raised from an owner: What is the increase in our dues going to be used for. Answer given: It is being added to the account for long range planning for major capital improvements.   
  
  
Election of Board for year 2014-2015:   
The ballots were collected. Because there were only 5 candidates running for the 2014-2015 Board, the counting of the ballots was bypassed after determining that each candidate received at least one vote.   
  
Your new Board Members effective immediately are:   
Dean Rachwitz   
Gary Bowers   
Bonnie Tormohelen   
Zolin Moses   
Terry Corey   
  
Positions within the board will be determined at their first meeting.   
  
Next Year’s Annual Meeting: This date will be set soon after determining availability of the board.   
  
12:30 AM – Adjournment   
A motion was made and seconded to adjourn the meeting. Motion passed unanimously