**The Minutes for the Board Meeting: 04-18-13**
Call to order at \_9:06 AM by Jim Gavin, POA Board President
Board Members Present: Jim Gavin, Estelle White, Gary Bowers, Dick Smith
Bob Lasure arrived at 9:54 AM.

Board Members Absent: NONE

Current financial status as of March 31, 2013 (unless otherwise stated):
1. Dues income through March $109,691.
This is an increase of $390 over last year’s income as of March 31, 2012.
2. Account Balance: Primary checking: $51,630.39
3. Reserve Account: $68,185.67
$119,816.06
4. Expenditures comparison 2012 vs. 2013
2013: $60,814.00 (roads)
2012: $34,749.00 (roads)
Difference is almost entirely due to two projects that we will receive partial recovery from a rancher and FUR (First United Realty) who benefited from the projects along with the WVR (Woodland Valley Ranch) property owners.
5. Delinquent Accounts
The total amount of $93,705.78 is on 237 parcels with 38 parcels in arrears over $700 and 18 parcels in arrears over $1000.
6. Other items: (estimates for balance of the year )
A. Anticipated dues income $30,000
B. Costs of Road Contract $40,741
C. Estimated Repair costs $36,000
D. Total fixed and projected costs (including Administrative)
$83,700
E. Remaining funds for Emergency $66,116

Financial areas of concern: It was suggested that we offer to the POA members the choice of making the annual dues in two installments and to make those payable (1/2 minimum) by Feb 28th (this is the current date that determines delinquent status) and August 31st the due date for the second installment. Gary Bowers, POA Treasurer, will check into the details of such a program and report back to the Board in May.

Public Input from WVR Owners: There was a suggestion that a POA directory be created to list all POA members giving them the option to opt out of publishing their alternate address (when away from the ranch), phone numbers, and email address. We need e-mail addresses so we can start corresponding more by e-mail and cut down our printing and mailing costs.

It was also suggested that, a couple of spots on our roads, be crowned slightly lower than they are, as they can become slippery and vehicles can tend to slide to the side of the roads during rain storms. If any other areas need attention please contact Jim Gavin at: jim.gavin@woodlandvalleyranchaz.com.com with the details. (Mark the subject line: WVR Roads.)

A request from one resident was submitted to allow her to set up an area on her property to run a non-profit care and adoption operation for ferrets. She stated that they will be kept in an enclosed building and would not be visible to anyone and no signs would be placed in the area. This operation will not add any additional vehicle traffic to the WVR Roads. A limited number of animals would be allowed. Her Variance would be reviewable and could be terminated if she violated any of the restrictions placed on her. This Variance was approved unanimously by the board.

Roads: 2013 Grading has been completed for 60% of the roads in WVR. The rest will be completed by July.

Roads needing improvements – Trouble spots: Several areas are being considered and estimates are needed to determine if work will be attempted at this time. This includes culverts and access over or thru the four (4) crossings of the Carrizo Wash within the WVR.

Road improvements completed: Hill 1109 has been modified to allow safer access to those who use it. A cattle guard has been installed on Linzers’ Way to help control cattle and access to the region when entering from the south.

Collection progress, any major accounts: An additional procedure was discovered to deal with some of the delinquent accounts. Jim Gavin is looking into this with legal and other professional services to determine if its use is possible.

Well Improvements: Well is operational. One item was mentioned: If the person has a container that is higher than the water level in the tank, it will not work. This is when the transport tank is located on a truck flatbed and not on a trailer or in a pickup. It doesn’t happen very often and only when the water level in the holding tank isn’t full as the method of transfer is by gravity and not pumped.
Possible alternatives will be considered for the future.
NOTICE: When the “exterior water level indicator” is at its lowest level on the outside of the tank, it
means that the tank is FULL. The indicator works on a float that rises inside the tank as the tank is filled, and lowers the indicator outside the tank.

Safety issues: Erosion is always a problem as the roads are always subject to wind and rain especially during the Monsoon season. Markers may be placed to indicate problems. The need to notify Jim Gavin at: jim@jimgavin.com, or any Board Member, is very important, if serious erosion is found.

Election Ballot: There are 6 candidates running this year. Two current members are not running so we have 3 incumbents and 3 other property owners

Annual dues increase: This item was tabled until the May POV Board Meeting.

Insurance update: Estelle was waiting on a call to get update on insurance.

CC&R violation notifications: Proposed to have a member move a gate that is in violation and put on hold a current fence violation until easement modifications are looked into. The POA Easement Committee is studying the existing easement configurations throughout the Ranch. The current easements are not consistent throughout WVR.

Road Name approvals: We have a road name request from 2 owners, on the same road. Subsequent to the meeting, the Board has proposed and voted on a suggested compromise and will notify the two owners of the solutions.

Road Name procedures & policies: Procedures are in place. Anyone wishing to name a road should contact: Dick Smith at: cindickaz@aol.com,
or another board member, and include “ROAD NAME REQUEST” as the title of an email sent for this purpose. The board will accept requests but will deal with the approvals only at Scheduled Board Meetings and the Annual meeting. Individuals submitting requests road naming will be notified after a board meeting (or during it if they wish to be present at the meeting).

Next Board Meeting: May 23, 2013 at the FUR office in St Johns. 9:00 AM

Meeting adjourned at 3:00 PM.

Respectfully submitted,

Dick Smith
POA Board Secretary