WVR-POA Annual Meeting 2013 Minutes - June 22, 2013

Meeting was called to order at 10:38am by President Jim Gavin

The minutes of the 2012 Annual Meeting were read by Dick Smith, POA Secretary. The were approved by the members in attendance.

The Financial Status was presented by POA Treasurer Gary Bowers as was the Proposed 2013 budget.  After questions and discussion, both were approved by the members in attendance.

Jim Gavin held a discussion was held on the subject of Collection of Dues.  The new formula was discussed where the members can elect to make ½ payment by February 28th, and the other ½ payment to be made by August 31st.  The collection of Dues for delinquent accounts was also talked about and the method of using a law firm was discussed and approved in this effort for those who are move than $750 behind and not making attempts to pay them off.

Dick Smith reported to the audience the process of Road Naming that is currently being used within WVR.

Jim Gavin held a discussion on Roads and Culverts. Driveway policies are defined in the CC&R’s. Culverts needed at member driveways are the responsibility of the property owners. Road grading was completed for 2013 except for main roads.  This was completed in May instead of July because the weather cooperated allowing work to be accomplished ahead of schedule.

It was pointed out that owners should mark the survey pins with additional markers, PVC and REBAR.

Jim reported that the well upgrades are complete.  The water has been tested and is very pure.  It was also noted that water from the well is for personal use and not for livestock and vegetation.

Jim pointed out that the Board Travel Reimbursement Policy was implemented in 2012.  Details were discussed.

Jim reported that a couple of CC&R violations were discovered this spring and the owners have corrected these deviations.

Jim repeated the need to keep your dogs under control and not let them roam at will through the ranch. Several complaints surfaced this past year between the ranchers and the WVR owners.

It was also pointed out that our WEB Site and YAHOO group are good ways to find out what is going on.  Minutes of all meetings are posted as well as access to maps, discussion, and rules of the ranch.

Future projects were discussed but not for this year.

Proposed fee based committees were discussed.  Easement, CC&R Violation and exceptions, Driveway/Culverts were proposed.  Anyone interested in these should contact Jim Gavin.

It was reported that all Wood Cutting and Firearm Violations should be reported to Apache County Sheriff at 911.  A discussion was held on where Firearms can be used outside of WVR.

Jim noted that the Annual Dues increase for 2014 and 2015 will be $20 each year for Road Improvements.

Election of 2013-2014 POA Board members was held.
Results: Elected are Jim Gavin, Gary Bauer, Dick Smith, Matt Chappell, and Dean Rachwitz.

It was noted that next year’s Annual Meeting will be on June 21, 2014.

Meeting was adjourned after the election and lunch was available to all who attended.

After the Lunch a quick meeting was held by the newly elected board.  Jim Gavin called the meeting to order at 2:20 PM. All 5 of the new board were present.

1st order of business:  Determining the new boards positions:
Matt Chappell – President; Dean Rachwitz, Vice-President; Dick Smith, Secretary; Gary Bowers, Treasurer; Jim Gavin, Master at Arms

At this point, Matt, as President, took over the meeting.

2nd order of business:  Several Road Names were considered and approved.

3rd order of business:  The next WVR POA Board meeting was set for Friday, August 2nd, 2013 at the FUR office in Saint Johns, AZ at 9:00 AM.

Meeting was adjourned at 2:45 PM.

Respectfully submitted

Dick Smith, WVR POA SECRETARY