



Woodland Valley Ranch Property Owners Association
General Board Meeting, at Saint Johns Public Library
October 27, 2018

Call To Order

The meeting was called to order at 10:20 by POA president Zolin Moses. In attendance were Walt Vickers (vice president), Art Fesler-Butts (treasurer), Ed Sauer (member at large), Pat Kirking (secretary), and an additional 22 of the membership.

Reading of the June 23rd, 2018 Board Minutes

The minutes of the June meeting were read, and Anne Fesler-Butts asked for clarification of some things that were left out. Specifically the results of the June elections. It was explained by Zolin that Jim Gavin had proposed that since there were only 5 people running for positions, and that there were only 5 positions, that we just go ahead and consider the 5 candidates as being elected. Walt Vickers did count the votes, and the ballots are available for anyone that has an interest in seeing them. The June minutes will be amended. **A motion was made and seconded to approve the minutes. The motion was adopted.**

WVR Financial Report

Art Fesler-Butts gave the treasurer's report, and the copy follows:

FINANCE REPORT FOR OCTOBER 2018

Subtotal Income: \$184,842.14
Reserves Income: \$ 40,115.96

Total Assets: \$224,958.10

Administrative Expenses: \$21,587.82
Taxes and Insurance: \$900.00
General Expenses: \$3,669.20
Road Expenses: \$45,563.87

Total Expenses: \$71,720.89

Prepaid Assessments: \$14,478.06

Net Income: \$102,906.73

Delinquent Dues: \$91,500.98

The motion was made to accept the report by Ed Sauer, and seconded by Walt Vickers. The vote was called and all members voted to accept.

Old business:

1. The proposed settlement with the previous road contractor: He was told that if he submitted an invoice for work done after he was no longer employed by the POA that the amount would be paid to him. No invoice was forthcoming. He asked for an apology from the WVR POA board, and the board refused. Matter is considered settled.
2. Changes to the CC&R's...Zolin reported that any changes made to the CC&R's can only be made after passing by 2/3 of the ENTIRE membership, not just those that care enough to participate through voting. For example, the proposed easement change. We have over 1000 members in the WVR POA, so that would mean that over 600 members would have to vote for the change. (Even if we voted to change the easements, the cost would be prohibitive, since it would involve the re-surveying of every parcel on the ranch by a licensed firm.)
3. It was suggested in the past that the POA yearly dues may be lessened. Unfortunately, with the amount of emergency road repairs and the upcoming repairs that are upcoming, that will not be possible now. There are \$91,500.98 in delinquent dues. It was suggested that we look into hiring a Collection agency instead of depending on the law firm that now sends out the delinquent letters. It may be more effective and possibly cheaper.
4. Zolin reported that he was able to obtain partial lease documents for the cattle ranchers on WVR. According to the leases, they are automatically renewed every 10 years. If anyone would like to see these, contact Zolin Moses.
5. Zolin reported that street signs are being put up, and that when the ones we have are done, and all the street names verified, the rest will be ordered. As soon as our street signs are up, Apache County put up all the N number road signs that all of the emergency services use. Everyone is urged to find out what their parcel's N# is and have it handy in case it is needed. You can get this number from the county office in Saint Johns. It was also reported that there is a large map available at the county offices for a cost of \$5 each.
6. It was brought up that the suggestion had been made to limit all Board meetings to Saint Johns. Previously, there have been 2 every year in Saint Johns and one in Chandler. The number of association members that attend in Saint Johns far outweighs the number of attendees in Chandler. **Ed Sauer made the motion that we have all Board meetings in Saint Johns only in the future. Pat Kirking seconded, and the vote was cast with 3 in favor and 2 opposed. Motion passed.**

New Business:

1. Well Condition and monitoring

Ed Sauer reported that the well is working properly, and that more cameras have been installed. The cameras caught someone with a large tank getting well over 1000 gallons of water one day,

and coming back the next day to get more. Since we have a 500 gallon limit per week per owner, this is not acceptable behavior, and will be addressed with the offender.

2. **WVR Road Repairs and Road Maintenance Contract**

Walt Vickers gave a report on the road conditions. The roads required a lot more repairs than usual this monsoon season. It was reported that there are more repairs needed at various points on the ranch and they will be forthcoming. One of the membership questioned why the roads are getting so much lower than before, and Rick Pierce responded that the soil is getting washed away. Rick also reported that there is a gate on Holly that can be replaced with a cattle guard from Twin Peaks that Don Lann has said he doesn't need any more. Cost to move and install \$1500. There are several areas on the WVR roads that need culverts replaced or enlarged, and Pinion will be doing this. The estimate for Anasazi Road and the Blanco Wash are \$45,000, and for the Corrizo high water crossing would be \$173,250, or \$40,000 for the low water crossing. The problems on Twin Peaks are extensive, and the possibility of blasting off the overhanging rock to prevent future falls was discussed. Rick reported that the cost of getting the permits for blasting would be over \$7000, and then there would be the cost of the work getting done as well. He suggested that he could just push the rock off the ledge for an estimate of only around \$6000. It was agreed that was to be done at Twin Peaks so the road could be reopened.

The motion was made by Walt Vickers that the road contract with Pinion Excavating be extended from a one year contract to a two year contract. Ed Sauer seconded the motion, and the motion was passed.

3. **Member questions directed to the right Board Members**

Zolin suggested that questions were coming in from the membership about problems and with questions that are going to the wrong board members. He suggested that all road questions go to Walt Vickers, well questions to Ed Sauer, finance questions to Art Fesler-Butts, and minute's questions to Pat Kirking. If not directly, questions could be emailed to the board at the email addresses listed on the web site (woodlandvalleyranchaz.com).

4. **Map Committee Update**

Sean Duff gave a report on the new map he is working on for the ranch. It will be a multi-layered map, and will be downloadable and printable. You will be able to control how many layers you would like on your map at any given time. As soon as it is ready the links to the new map will be published on the web page and on the Facebook pages. This is a very time-consuming project, and we are very appreciative of Sean volunteering his time and efforts. One of the things holding up the process is that there are so many different maps now and they don't agree on names, and some of them have no names listed at all, so patience is required and the search continues. If any questions or suggestions, they can be made to anyone on the map committee: Pat Kirking, Ed Sauer, or Sean Duff.

5. **Live Online WVR Meetings**

The question of having the Board meetings go live online and being recorded for later perusal by

the association membership was brought up. It was suggested by Zolin that this may be illegal. The issue is tabled until more research is done. It was decided that the POA buy an audio recorder to tape the meetings.

6. **Member Preparedness**

The Board strongly urged all property owners to be prepared to shelter in place for several days, perhaps a week, in case of a weather emergency, with sufficient water, food, and source of heat on hand. Additionally, everyone was encouraged to ensure that these supplies are on hand **before** any such emergency occurs, and to stay off of our roads during any period of inclement weather.

7. **Annual WVR Audit**

The question of the POA doing an annual audit was brought up at the June meeting. The research done on this subject has been done. All of the finances of the WVR POA are handled by TRT. No one on the board has access to any check books or savings accounts. TRT goes through an official audit every year, our records included. That means that our accounts are already being audited every year, so nothing more needs to be done. Art Fesler-Butts will be putting together a budget for the coming year.

Open Forum

Anne Fesler-Butts reported that Tamara Martin in Saint Johns runs Good Dog Rez-Q. She is a retired Vet tech, and will give vaccinations for free, except for the rabies shots. Information on Good Dog Rez-Q will be posted on the web site.

The motion was made to adjourn the meeting by Art Fesler-Butts and seconded by Walt Vickers.

Motion passed. Meeting adjourned at 1:05 p.m.

Respectfully submitted by Pat Kirking Nov 30, 2018