



**Woodland Valley Ranch Property Owners Association
General Board Meeting, at Saint Johns Public Library
February 16, 2019**

Call to Order

The meeting opened at 10:15 AM. Attended by Zolin Moses President, Walt Vickers V.P., Art Fesler-Butts Treasurer, Pat Kirking Secretary, and Ed Sauer Member at Large, and 40+ POA members / property owners.

Zolin presented the greeting to the members. He mentioned the fact that there are questions about the handling of the POA finances by the Board. Answer: TRT handles all financial transactions; no money is accessible by the Board.

Old Business:

Reading of the October 27th, 2018 Board Minutes

Minutes were read for the previous meeting 10/27/18; motion to accept made by Zolin, seconded by Ed; the motion passed.

WVR Financial Report

Treasurer's Report given by Art; motion to accept made by Ed, seconded by Walt; the motion passed.

Zolin reported that TRT has agreed to assist with collection of WVR POA dues which are overdue and he explained the collection process.

New Business:

1. Well Condition and monitoring

Ed gave the Well report, and the only problem was during the severe cold snap when the valve was reported to be frozen. When Ed checked it days later it was working. There was discussion of whether the water allocation from the Convenience Well is determined per parcel or per owner. Zolin had previously stated that it is per parcel, and this is also stated on the Home page of the WVR POA Website. There was discussion of how to get the Well regulations adhered to by the property owners. Zolin moved and Walt seconded accepting the Well report; the motion passed.

Mark Lampe reported that he knows a professional well driller who will give a discount in price if more than one owner wants a well drilled at the same time.

2. WVR Road Repairs and Road Maintenance Contract

Walt gave a report on the Roads. Ed moved and Art seconded the acceptance of the Roads report; the motion passed.

3. WVR Road Repairs and Road Maintenance Contract

Sean Duff gave a report concerning his map project. Rick Pearce, Ed, and Dave West volunteered to check the signs that are up in comparison with what is on Sean's map.

4. WVR ByLaws

Bylaws report from Liz Openhuis that she had checked and made sure that legally only sections 3 and 4 of the Bylaws require approval by 2/3 of the entire POA membership in order to be changed. The remaining sections require only 2/3 of the actual votes cast in order to be changed. Any changes made cannot conflict with the C.C.&R.s.

5. WVR POA Dues

Zolin reported that he is meeting with Kenny Dix from First United Reality to see if we can get FUR to pay dues on the properties which they own.

The motion was made to adjourn the meeting by Zolin Moses and seconded by Walt Vickers.

Motion passed. Zolin moved and Walt seconded that the meeting be adjourned, at 11:50 AM.

Respectfully submitted,
Pat Kirking Secretary.