

WWR Owner Road Maintenance Association
General Board Meeting – December 3, 2011
@ 3522 W. Misty Willow Ln. Glendale AZ

Call to order @ 10:32 am

Quorum established

Attendees: Dale Bridegroom, Ken Vlach, Ed Taylor, Sandy Taylor & Robin Ruiter

Absent: Troy Carbaugh

Confirmed Positions for the Board for 2012:

President: Dale Bridegroom

VP: Ed Taylor

Secretary: Troy Carbaugh

Treasurer: Ken Vlach

Director at Large: Sandy Taylor

Financial Report: Dale and Ken provided an overview of current financials.

- We completed \$85,000 in road grading and repairs this year. We project finishing the year with approximately \$10-12k left in our reserve account. A significant amount of the road maintenance money (>\$25K) came from 2011 delinquency settlements. Some of the cases have been in the court system for 3+ years.
- Delinquencies will continue to drive budget challenges for the Association, contributing to \$35,000 in outstanding delinquencies (Oct-YTD). The Board will continue referring delinquent accounts to the ARS collection agency and/or to legal (Carpenter Hazlewood).

Annual Budget: The annual budget for 2012 was approved unanimously by the Board and by a show of hands by members at the meeting. For the first time in 4 years, it will contain a rate increase of 3% (or \$5.50). Years 2009 – 2011, dues were \$159.50. For 2012, dues will be \$165.00. Reasons for the rate increase:

- Extensive road repairs in 2011, all requested by our members, depleted operational funds. Reserves were used to address the Cable Rd problems.
- In 2011, total delinquencies were reduced from \$53,000 to \$35,000. The remaining delinquencies are anticipated to be in the collection process for most of 2012, essentially not returning funds to the Association until 2013.

- Operational cost for road maintenance continues to rise, especially for fuel, gravel hauling and culverts.

Special Assessment: The Board voted not to pursue a special assessment in 2012.

Directors & Officers Insurance: Ken Vlach took an action item to obtain a copy of our D&O insurance for board review.

Annual Membership Meeting Minutes: the 2011 annual meeting minutes were approved by the Board, and will be published as 'unofficial' until members vote on them at the next annual meeting.

Roadwork Discussion: A detailed roadwork breakdown is available in the Financial Report currently published on the wwroa.com website.

- At the start of the road maintenance season (May/June 2011), we requested members to notify the board of problem areas of Exhibit-E roads. An email to the board via the web page was the primary path of communication. 100% of all problems identified by our members were addressed during 2011.
- Road conditions on Cable Rd (east) will be a re-occurring problem for members who use this road. Cable Rd is not well designed to begin with. Now, heavy commercial truck traffic is damaging the roadbed, especially when the trucks travel when roads are wet. This refers to 18-wheel flatbed semi trucks hauling flagstone. The Association is able to complete its contractual obligation by performing annual grading in June. However, the benefit of grading does not last. The Association does not have funds to repeatedly re-grade, or to reconstruct the roadbed to carry these heavy loads (estimated at 50,000-60,000 lbs). Next step: Affected parcel owners will need to determine how to address this issue.

Q&A from members: A general discussion took place. No specific problems or questions needing to be addressed.

Meeting adjourned @ 11:23am

Respectfully submitted by,
Ken Vlach (for Troy Carbaugh)