

**WESTWOOD RANCHES PHASES VI -IX OWNERS' ROAD MAINTENANCE  
ASSOCIATION: ANNUAL MEETING OF THE MEMBERSHIP**

**OCTOBER 22, 2011**

**Meeting Minutes**

*Unofficial until approved at the next Annual Membership Meeting*

Ken Vlach called the meeting to order @ 1:05pm, 2<sup>nd</sup> by Dale Bridegroom.

- I. Quorum was established, having received 73 ballots by mail/fax or email according to the By-Laws, Article III, Section 4.
- II. Court Bickmore from Brown Management confirmed proof of Notice of the Meeting with notice of the Annual Meeting mailed in September 2011.
- III. The October **2010** Annual minutes were approved as written. Motion by Ken and 2<sup>nd</sup> by Dale. All members present approved.
- IV. Introductions of the Current Board and Nominees were made.
- V. Ken Vlach gave the President's report, representing Lisa Frassato (who was out of town). A discussion of concern with the current Bylaws was conducted. Several attendees at the meeting made supportive comments towards the Board organizing a complete Bylaw review and update in 2012. Dale Bridegroom subsequently offered to lead a committee to review current bylaws, especially including those that are in conflict with the Articles of Incorporation.
- VI. The Treasurer's report was given by Ken Vlach and included a summary of road sections where special repairs were funded in 2011. Ken also provided a brief overview of the Association's 2011 delinquency collections efforts, which included a summary status of any lawsuits that were settled in 2011. Ken stated that all lawsuits that settled in 2011 were favorable to the Association's cause. Settlement funds went towards maintenance and repairs of Exhibit-E roads on the ranch.

**Election of Board Members:**

Ballots received by Court Bickmore resulted in election of the following Board Members for a term of one year.

Dale Bridegroom  
Ken Vlach  
Troy Carbaugh  
Ed Taylor  
Sandy Taylor

At the first meeting of the Board of Directors, the positions of Officers will be determined for 2011-2012.

**The floor was opened to the members for open discussion and Q&A. Topics included:**

1. Maintenance problems on Cable Rd (east). Members reported that open pit quarries are in operation within Phase VIII of the ranch (off Cable Rd (east)). If these quarries are on WWR lots, then this is in direct violation of deed restrictions. Their commercial trucks carrying flagstone are damaging the roadbed, making normal grading by the WWROA less effective. How ranch owners might organize to address this issue was the topic of the extended discussion.
2. Creating a Social Link on the WWROA website. Members suggested that the WWROA is the only organized way for ranch owners to contact each other, and requested the board reconsider some form of social link on the WWROA website. The Web Master for the Association expressed concerns associated with the liability of a social site. Additionally, who assumes final responsibility and authority for curtailing inappropriate content? She indicated that Self-Policing by the membership would most likely be ineffective.
3. Questions about Exhibit-E roads: New members asked multiple questions about how the Association is organized and how Exhibit-E roads were first identified. Examples of problematic areas discussed included:
  - a. 1) completing the Exhibit-E loop between Stone lake Blvd. and Ranch Rd (section 34),
  - b. 2) completing the Exhibit-E loop between Pipeline Rd and Exhibit-E roads on the west side of the ranch (between sections 31 & 33), and
  - c. 3) Requesting a new road be built between sections 19 & 7, cutting across state trust land.

Meeting adjourned at 2:15 pm.