

**WILDWOOD WEST DRIVE ROAD ASSOCIATION CORPORATION  
BOARD MEETING MINUTES-JUNE 9, 2012**

Meeting held at the Lazard's and called to order at 9:30 AM. The board members present Karen Gifford, Alain Lazard, Gregg Parsons and Lauren Rossoovich. Danny Estin, Vice Chair, was unable to attend this session.

**Officer Reports:**

**Secretary**, Lauren Rossoovich read the meeting minutes from March 3, 2012.

Motion: Gregg Parsons

Approve the minutes as read with no exceptions.

Second: Alain Lazard

All in Favor with no exceptions/Motion carried.

**Treasurer**, Alain Lazard, confirmed the following bank balances at El Dorado Savings:

Checking Account \$11,541.42

18 Month CD \$16,041.34

A bill was received from the U S Post Office for WWRA annual P.O Box Dues in the amount of \$32. A check was signed by two board members, as required and will be forwarded. An additional check for \$60 will be issued to support our web site.

Alain reported that invoices for annual dues were sent on April 1, 2012, as scheduled. Currently eight parcels remain unpaid; reminder notices will be prepared and sent. Outstanding assessments for the prior billing cycle (April 1, 2011) will be handled individually.

In addition he stated the document "Notice To Title Companies of Wildwood West Drive Road Association Corporation", filed last year, is working in our favor. Processing title companies are now prompted to report property ownership changes, directly to our association, so that parcel dues are invoiced and paid by the title-holder of record.

**Road Director**, Gregg Parsons continues regular inspections of our road and has not noted any further changes in the condition since the board review in November. He does encourage members to contact him directly if they see an area of concern or a possible safety issue for our road.

**Chair**, Karen Gifford

On behalf of the Vice Chair, Danny Estin, it was reported that donations received from the annual yard sale (April 28, 2012) totaled \$1,093.82. Based on the success of this community effort there will be another event scheduled for the spring of 2013. Thank you all for your contributions.

**Old Business:**

The last board meeting prompted a complete review of annual dues assessed for previous years. Since then any inconsistencies have been identified, noted for additional follow up or resolved completely. In addition a template has been created by the Treasurer to identify each property by owner name, street address, APN number and the specific assessment amount to be invoiced for that parcel. This will be an important reference tool for the production of accurate billing notices in the coming years.

The motion approved in March of this year, to obtain the services of a professional CPA, has been awarded to Robert West. As our tax preparer he will take the information we provided to complete the required state and federal tax forms for our corporation, due on July 15, 2012.

Karen prepared and presented the final draft of the Annual Report & Budget Analysis for board approval.

Motion: Gregg Parsons

Move to accept the Annual Report & Budget Analysis For Fiscal Year 2012 (May 1, 2012-April 30, 2013) as amended.

Seconded: Alain Lazard

All in favor with no exceptions/Motion carried.

The concerns addressed in the last meeting, relative to the Chase property for sale, required no further action by the board. The land has been sold.

To follow up on the issue of fire protection awareness Lauren will contact Pat Ehlers to speak at our annual meeting in September. Pat will be a good a resource to provide recommendations relative to the safety of pets, since she is part of the local Disaster Response Team for Animals.

**New Business:**

There will be open elections held in September for positions on the WWRA board. The current terms for Vice Chair and Secretary will be ending and we need participation from our membership to offer as candidates. If you would like to serve our association and be a part of the board please contact Karen or anyone of the officers. We will be happy to answer any questions or concerns you may have regarding your participation.

Motion: Gregg Parson's

Move to Adjourn.

Second: Karen Gifford

All in favor with no exceptions/Motion carried. Time 10:30 AM

Prepared By Secretary: Lauren Rossovich

**NOTE:** Next Board Meeting Hosted by Gregg Parson's on August 11, 2012 at 9 AM.

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Safety is a major concern on our road to protect pets and property. If you don't want speed bumps or other deterrents, control your speed. Only licensed drivers may operate a vehicle on the road.

**SAVE THE DATE:** September 9, 2012 Annual Association General Meeting.