

WILDWOOD WEST ROAD ASSOCIATION
BOARD MEETING MINUTES
DECEMBER 2, 2023

Officers Present: Bob Spier-Chair, Lauren Rossovich-Vice Chair, Steve Boone-Treasurer, Bob Bell-Road Director and Karen Gifford-Secretary. (Quorum Verified)

Guests: Al & Donna Gebhart, Rob Martello & Pattie Parsons.

Meeting Started at 11:10 at the Gifford Residence (12072 Sunset Hill Road).

Karen Gifford-Secretary

Read previous board meeting minutes.

Motion: Bob Spier

Approve board meeting minutes for September 23, 2023 with no exceptions.

Second: Lauren Rossovich

All in favor no exceptions. Motion carried.

Steve Boone-Treasurer

Expenditures: Paving \$10,336.

Reimbursement invoice forthcoming for road reflectors and signs in the amount of \$209.24.

Dues: Three parcels remain outstanding and one payment pending deposit.

Bank balance \$13,996.20.

Bob Spier-Chair

Engineers report:

Participated in an informative verbal review and visual inspection of the road with a visiting civil engineer, on October 10th. There were some specific areas pointed out providing direction that will help support and formulate a possible plan for future work to be done, including areas needing crack sealant. At this time nothing was earmarked as critical. It was mentioned that sealants versus just doing overlays can extend the life of the road and it's helpful to continue using gravel on steep drop offs. (The write up is attached to the minutes.)

During the meeting Donna Gebhart submitted pictures she took of the road and asked that they be part of the roadwork file.

Bob Bell-Road Director

Currently monitoring the road for potential issues on a regular basis, prioritized areas of concern and took into consideration the amount of use that part of the road receives. Have provided recommendations (example: from Mellow Pines on) to the board and suggested saving money to do a large scope of work. If there is continued spending on other projects would need to raise dues. Board is tasked with maintaining the road but need property owners to do their

share (Bylaws Article XIX), such as monitoring drainage ditches and driveway culverts on their property. The board can work with parcel owners to repair and/or provide resources if they need help and are unable to do the labor themselves. Should it be necessary Civil Code 845 provides for actions that may be taken by the board for emergency for road repairs, as well as the ability to divide the costs among parcel holders.

Bob Spier-Chair

Old Business: Dues & Expenditures

Since 2007 road work expenditures total \$150,000, the average spent per year during that time \$9375 and annual road dues to support those costs are currently \$9450 (based on quarter mile increments) with all parcels paying in full. Bids have been increasing substantially, but dues have not changed since the inception of the corporation and to do so would require a vote by the membership to amend to the bylaws.

Possible ideas discussed on how to adjust dues revenue:

Rates based road usage taking measurements per foot from beginning of road to center of each parcel driveway.

Rate increased by either 100% or 50% for each parcel owner was discussed, or adjust the current rate with a flat dollar increase of \$100 or \$200 for each member.

For consideration, increases done in phases and/or payment options made available.

The bylaws allow for parcel holders to make a donation to the road at any time.

Before proceeding any further and asking for a vote on increasing annual dues the board will collectively develop a survey, which will be sent to all parcel holders to get feedback. This issue will be a ballot item along with the 2024 election of officers for the annual meeting held in April.

Announcements:

Next year there will be two open positions Vice Chair and Secretary. If interested, contact the board to be a candidate on the 2024 ballot.

Next Quarterly Board Meeting Saturday, January 27, 2024 at 11 AM, place TBD.

Annual Association Meeting Saturday, April 20, 2024, place Western Gateway Park (Buttermaker's Cottage), time TBD.

Motion: Bob Spier

Adjourn meeting, time 12:40.

Second: Karen Gifford

All in favor no exceptions. Motion Carried.

Prepared by Secretary,
Karen Gifford

Safety is a major concern on our road to protect people, pets and property. Please control your speed and remind your visitors to do the same.