Willow Creek Ranch POA
Board of Directors Special Meeting

Date: January 18, 2016
Time: 11:00 A.M.
Place: Girdner Residence
       19315 E. Willow Creek Road
       Kingman, AZ 86401

Call to Order: President Girdner calls meeting to order at 11:15 A.M.

Roll Call:
• Dayton Girdner, President, Director
• Landon Pippin, Vice President, Treasurer, Director
• Christine Abrahamian, Director
• Dwight Geer, Director
• Jess Peters, Director
• Jeanne Rodak, Corresponding Secretary, Director
• Ron Henderson, Director (Absent)
• Dave Mikuski, Road Committee Chairman
• Reva Miles, Recording Secretary
• According to attendance sheet in attendance were: Skip Porter.

Agenda

Financial Issues:
1). Treasurer Landon Pippin Report and Financial Issues which require immediate attention:
• Treasurer Landon Pippin reads off up to date financials.
• Emergency Repair Funds $15,000.00
• Fish & Game Repair Funds $16,000.00
• General Checking $123,986.71
• Petty Cash Drawer -$4.91
• Accounts Receivable -$125.00 (Those are credits on accounts that have over paid.)
• Total Current Assets of $154,856.80
• Profit and Loss Statement for 2016: $14,341.50
• Expenses for 2016: $701.59
• Net Income of $13,639.91
• President Girdner asks, Treasurer Pippin if the previous amount left over from December and January’s Backhoe and Ram-hoe work can be carried over to February and March. He responds that it can’t, it must be put back into the general fund. And that he needs to request new funds for February and March.
• Treasurer Pippin states that he has several checks that have been approved already and that they just need signatures.
• He has also received the commercial insurance policy and everything looks the same as last year’s policy. The total amount of $6,116.00, which includes equipment, commercial general liability and the commercial umbrella.
• He has also received a statement from Allied General for $775.00 for D&O insurance. And one for $59.00 for membership fee renewal. Which the total is $6,950.00.

**Motion:** Treasurer Pippin made motion to approve funds not to exceed $7,000.00 to pay all the insurances, payable now. Seconded by Dayton Girdner.
**Vote:** For 6 (unanimous)
**Motion:** Passed

**Motion:** Treasurer Pippin made motion to request $100.00 to replenish Petty Cash. Seconded by Dayton Girdner.
**Vote:** For 6 (unanimous)
**Motion:** Passed

**Motion:** President Girdner made motion for reimbursement of $150.00 to the Treasurer for expenses for December 2015 thru January 2016. Seconded by Jess Peters.
**Vote:** For 5-0 Against-1 Abstain (Landon Pippin)
**Motion:** Passed

• Treasurer Pippin states that the above check requests are the only ones that needed approval. It was decided to turn off recording until all check requests are signed. (11:30 A.M.)
• Meeting is continued, recording started at (11:34 A.M.)
• Treasurer Pippin speaks of the $5250.00, which was allotted last year for fuel, maintenance and repair on all the equipment.
Motion: President Girdner made motion to set aside $5000.00 for fuel, maintenance and repair on equipment until June 30th, to be expended as necessary and paid at that time. Seconded by Jess Peters.
Vote: For 6 (unanimous)
Motion: Passed

2). Road Issues / Financial Issues
• President Girdner says that we have pipe that has been sitting around for 10 years. There are 3 projects that he is planning to use this pipe on, Project 1022-Unit #9-Parcel #279, Project-1023 Unit #6-Parcel #170, Project 1024-Unit #8-Parcel #196. This will include headwalls around the pipes. Director Rodak asked, if there has been any estimates done on these projects? President Girdner says the last ones that were put in by Valley Equipment, which was up on Mapuana Trail and cost us $2,500.00 a piece for installation. He is estimating around $1,500.00 for each installation. The only one that might cost more is on WCR-5 where the power company has damaged the road. The contractor that was hired by the power company to do the work on the main power lines. Will be flying in from Michigan to see what they can do to repair the damaged roadway.
• Skip Porter brings up that their are many new residents here on the ranch. It was always said before that you should try and stay off the roads during inclement weather if possible. Give the roads a chance to dry out before going out. Because otherwise they turn into muddy and rutted roads.
• President Girdner says that anybody bringing in heavy loads during inclement weather and destroys the roads they will be liable for the repairs. He explains that these are private roads and the members own the easements. We owners pay taxes on these roads and they are not County maintained. They are dirt roads and that is all they will ever be and thats why we call them pioneer roads.
Motion: President Girdner made motion for $2,000.00 for Backhoe and Ram-hoe work from February 1st thru March 31st. Expended as necessary and paid at that time. Seconded by Jeanne Rodak.
Vote: For 6 (unanimous)
Motion: Passed

Motion: President Girdner made motion for Project 1024-$3,000.00,
Project 1022 and Project 1023-$1,500.00 each to be paid on completion and approval by the road committee. Seconded by Jess Peter.

**Vote:** For 6 (unanimous)

**Motion:** Passed

**Motion:** Treasurer Pippin made a motion not to exceed $200.00 for tax preparation by a CPA for 2015 taxes. Seconded by Jeanne Rodak.

**Vote:** For 6 (unanimous)

**Motion:** Passed

- President Girdner brings up the lawsuit that was filed by Valley Equipment against the POA Board. Director Rodak tells him this should not be talked about unless it is a closed board meeting.

**Motion:** President Girdner made a motion to approve the Treasurers Report. Seconded by Jess Peters.

**Vote:** For 6 (unanimous)

**Motion:** Passed

**Motion:** President Girdner made motion to Adjourn Meeting at 12:08 P.M. Seconded by Landon Pippin.

**Vote:** For 6 (unanimous)

**Motion:** Passed

**WCR Recording Secretary**

Reva Miles