

Wissler Ranch Annual Meeting

March 19, 2008

Attendees:

Board members: Beth Gannon, Brian Sells, Brian Freese, Fran Freese, Rod Malloy, Bob Lindow, John Andrew

Residents: Joe and Kathleen McCormick, Sandie Mauer, Teresa Barnes (Treasurer), Lynn Mattie, Jim and Kathy Hansen,

1. Call to order/Welcome – 7:25 pm
2. Review/approve minutes from February, 2007, meeting – Reviewed and approved. Motion/second: Brian F./Bob
3. Treasurer's report – Teresa does not have information from Sonja yet.
 - a. Budget comments (see attached budget)
 - i. Common area allocation
 1. Culvert replacement - \$3900
 2. Three new picnic benches - \$7900
 3. One or two benches by the playground
 - ii. This allocation was voted and approved at the Fall, 2007, annual meeting
 - iii. Fire mitigation - \$3000
 - iv. Are Wissler HOA funds all in one account? Why did we incur bank charges? This should be a non-profit status organization. Teresa will investigate.
 - v. Motion/second to approve budget – budget approved.
4. Committee Reports
 - a. Landscape/Maintenance
 - i. One resident mentioned that ice accumulates on the concrete on the east side of the mailbox area. Brian F. took an action item to solicit a small, short-term group of residents to investigate a solution. The memo also asked for suggestions/ideas from residents who may not be able to work on the committee. (Memo was sent out. Kathy Hansen and Fran Freese volunteered for the team.)
 - ii. Trails – Suggestion was made to use a “sterile substance” on the trails to retard weed growth.

- iii. Picnic tables – A resident was concerned that placing picnic tables in common area near homes might invite vandalism or smoking hazards. This is under consideration.
- iv. No common area master plan – Bob acknowledged that there is no master plan because of lack of Board to Board continuity in executing plans. Accordingly, Bob has set up smaller tasks and completed them subject to Board approval. This has been working well.
- v. Common area drainage – This continues to be a problem.

b. Water

- i. Four of eight water over usage fines collected.
- ii. Second notices will be sent via registered (documented) mail to the remaining four residents. Next step will be to turn that matter to an attorney.

c. Covenants

- i. A covenant violation letter was drafted. Will be reviewed and sent out as needed .
 - 1. Covenant letter contents:
 - a. State problem (with photos) and quote covenant violation.
 - b. Expect acknowledgement of letter.
 - c. Give a short but reasonable timeframe to respond.
 - d. Give a resolution timeframe.
 - e. If resident can't complete in that timeframe, they can come to the HOA with the reason so we have the opportunity to work with them.
 - f. If no response to first letter, send a follow-up letter via certified mail. Certified letter will notify resident that an attorney will be notified if there is no response.
- ii. Covenant letter research
 - 1. Check to see if project or problem was covered by a design review request. Was there a request, an approval, and completion schedule?
 - 2. Letter will be sent from either DCR or Covenants Committee as applicable.
- iii. Existing covenant and water violations – Rod and Teresa will consult with an attorney per dealing with delinquent dues, water over usage, and covenant violations. Since Teresa is not a Board member, Beth

or Brian F will accompany her in the discussion. Board will accumulate violation records by address. There are only a few violations involved.

d. Design Review Committee

- i. Approved 19870 Lockridge (Barlovich), February, 19, 2008.**

5. Old business

a. Management company research.

- i. Committee met last week**
- ii. Rod is talking to other HOAs per their experience with management companies.**
- iii. Issues/questions for management company:**
 - 1. Training – Management companies offer board member training. Board member training is mandatory to allow new members to more smoothly transition into the job.**
 - 2. What services do we want? One required service is legal assistance to deal with violations**
 - 3. Dues increases – Dues will probably go up. Even if we have a management company, we will still need trained board members.**
- iv. We are looking at three candidate management companies.**
- v. Management company alternative – Having a attorney on retainer or similar agreement. The major problem confronting the HOA is covenants, dues, or water violations and new member training.**

b. Insurance policy

- i. Currently through American Family**
- ii. Teresa is investigating details**

c. Website

- i. Board and residents reviewed the front website page**
- ii. Rest of website should be done within one week.**
- iii. Future minutes will be put online**
- iv. Website cost is \$50 per month.**

6. New business

7. Meeting Adjourned: M/S: Brian F/Bob, 9:12 pm.