

Wissler Ranch Annual Meeting

May 21, 2008

Attendees:

Board members: Beth Gannon, Brian Freese, Fran Freese, Bob Lindow, John Andrew, Charlie Gage

Residents: Joe and Kathleen McCormick, Teresa Barnes (Treasurer), Jim and Rose Keith, Rhoda and Andy Musella, Roger Carlton, Bob Kuzma

1. Call to order/Welcome – 7:03 pm
2. Review/approve minutes from April 2008, meeting – Reviewed and approved. Motion/second: Brian/Beth.
3. Treasurer's report –
 - a. Budget comments (see attached budget)
 - i. Expenses have been accumulated
 - b. Overdue notices - Teresa sent out late notices for water fees and HOA dues.
 - c. Board approved motion to waive late fees if fees are paid by 6/2008. Motion/second: Brian/Beth.
 - d. Insurance update– Van Gelder rep will attend June, 2008, meeting to discuss BoD insurance. HOA needs insurance for board members as well as for committee members.
 - e. CAI will provide training for board members.
4. Committee Reports
 - a. Landscape/Maintenance
 - i. Bob reduced the common area features by one table; we'll have two tables and two benches.
 - ii. Tables and benches arrived on 5/21.
 - iii. There will be no tables near the trees on east side of common area.
 - iv. Mailbox improvement to reduce ice hazard – Bob will seek a professional opinion.
 - v. Chemlawn did first weed treatment.
 - vi. Elk Creek is ready to start trimming, mowing.
 - vii. Fire protection plan – Board needs volunteers to help develop a plan.
 - b. Design Review Committee – nothing to report.

c. Covenants

- i. Three covenant letters sent out.**
 - 1. Twisted Pine residence – Residents removed trailer, are cleaning up the area, submitted an improvement plan to Jim Montgomery.**
 - 2. Wavy Oak – Trailer was removed, then put back. Followup required.**
 - 3. Lockridge – No response, follow up required.**

d. Website – complete, notice posted

e. Management company Review – Rod Malloy will present update in June.

f. Water – Presentation from Brian Sutton (State Water Board)

- i. HOA's have authority from the State to enforce water decrees.**
- ii. Existing water supply**
 - 1. Denver basin has 4 aquifers which are not recharged.**
 - 2. Per the court decree in 1996, Wissler is allocated 300 years of water. That will change as more people in the area drill wells into the aquifers.**
- iii. Each resident is allocated 122,914 gallons per lot per year (.375 acre-feet)**
- iv. It is important not to overuse the allocation.**
- v. Residents must not have more than 1500 sq ft of lawn area.**
- vi. Xerescaping is strongly urged.**
- vii. If neighborhood exceeds its allocation, state engineers will limit everyone's usage.**
- viii. One resident pumped 153K gallons in 2007.**
- ix. King's Deer puts monthly fines and liens on water over usage, fines range from \$50 - \$100 per month per the Board's discretion.**
- x. If necessary, HOA can request that State take action against individual violators. State can cap the resident's well.**
- xi. Recommendation – read meters monthly or oftener as needed to catch leaks before they cause over usage.**
- xii. Details of Brian Sutton's presentation will be mailed to community. The water decree will be posted on Wissler website.**
- xiii. Common area well – deeper well needed than the Dawson Aquifer, greater expense. Brian S discouraged this.**

- xiv. One resident noted that outside meters are required by the covenants. External meters have had problems in the past. Board may poll neighbors to see if they want to enforce external meter requirement. Current situation is subject to cheating on self readings; many residents feel most neighbors are honest, that few cheat. Another suggestion was to do random water meter audits this October. If neighborhood goes to radio transmitter meters, problem will be solved.
- xv. Wissler needs a process to ensure that meters are read at house closing time. This has been circumvented in the past.
- xvi. One resident on Wavy Oak was reported – very large pond with fountain. Brian Sutton will investigate; pond must be filled in before house can be sold.
- xvii. Special thanks to Charlie Gage for bringing Brian Sutton to the meeting!!

5. Old business – none

6. New business

- a. Suggestion was received to smooth out the infield at the common area baseball diamond.
- b. Can residents get a discount from Chemlawn because the HOA uses Chemlawn. Board will find out.
- c. Recommendation was made to watch what we post on the website.
- d. Rhoda Musella volunteered for the board for next year.

7. Meeting Adjourned: M/S: Brian F/Bob, 8:33 pm.