

Wissler Ranch Meeting November 18, 2008

Attendees:

Board members: Beth Gannon, Brian Freese, Fran Freese, Charlie Gage, Rod Malloy, Bob Lindow

Residents: Teresa Barnes (Treasurer), Rhoda and Andy Musella, Kathleen McCormick, Michael Laukert, Kathy Hansen

- 1. Call to order/Welcome – 7:05 pm**
- 2. Reviewed/approved October minutes with several changes and corrections. Motion/Second: Beth/Theresa, minutes approved.**
- 3. Committee reports**
 - a. Treasurer's report as of 11/17/2008 - Theresa**
 - i. 2008 year-to-date actuals were compared against 2005 – 2007 reports.**
 - ii. \$36K will carry forward from 2008 into 2009.**
 - b. Maintenance/landscaping**
 - i. No mowing last month**
 - ii. Wissler will keep ChemLawn, but will do price checks with other maintenance companies to make sure we get the best price.**
 - c. Design Review Committee**
 - i. No report this month.**
 - ii. Board will ask Jim Montgomery whether a Twisted Pine residence plan was submitted.**
 - d. Covenants – Brian Freese**
 - i. No activity**
 - ii. Committee will convene to discuss issues.**
 - e. Water Review Committee – Charlie Gage**
 - i. All meter readings in except for three (3) homes, one of which is unoccupied.**
 - ii. Water report will be sent in to Denver Water Board later this week.**
 - iii. Twelve (12) residents went over the limit versus 15 last year. Fine notices will be going out soon.**
 - iv. Overusage ranged from 10K – 30K gallons.**

- v. Denver Water Board will take action against repeat overusers.
- vi. Suspicion is that overusage was mostly due to landscape installations.

4. Old Business

a. Insurance

- i. Board reviewed three options: American Family (2), and one from Van Gelder
 - ii. Motion was made to accept Option A (\$1130 per year). It offered the best coverage at the lowest price. Motion/second, Option A was accepted. Brian called American Family on 11/19 and got coverage in place.
- b. El Paso County lights – does the county pay the bill? Brian to find out.**

5. New Business

a. Modify proposed budget – the following changes were made:

- i. Insurance was reduced to \$1150 based on approved insurance quote.
- ii. Ray Kilmer now offers library for no charge. Meeting room rental reduced to \$70 for contingency in case Ray Kilmer charges for 2009 Annual Meeting.
- iii. “Maintenance of Entrance Ways” and “Maintenance of Common Area” costs will be itemized.
- iv. A new category “Snow Removal” will be added under “Maintenance” section with a placeholder cost of \$500.
- v. “Mountain View Electric” category will be changed to \$3800.
- vi. New budget will be generated for review/approval at February meeting.

b. Review Annual meeting

- i. Discussed capital reserve fund. The 2009 Board will decide how much money goes into capital reserve.

c. 2009 Board positions – votes were taken and the follow elections were made:

- i. President – Rod Malloy
- ii. VP – Charlie Gage
- iii. Secretary – Beth Gannon
- iv. Covenants – Brian, Mike Laukert, Joe Mentek
- v. DRC – Jim Montgomery, Bob Lindow
- vi. Website – Beth
- vii. Fire Protection Committee – Rhoda, Beth, one to-be-determined committee member

- viii. Trees – Brian and one to-be-named resident.
- ix. Water Committee – Charlie, Brian
- x. Treasurer – Theresa
- xi. Congratulations to the new members!

d. 2009 Projects

- i. Mailbox area improvement. Ice accumulation is a hazard. Also, mail on east side boxes gets wet due to runoff from box structure. Rod is investigating safer mailbox layout and getting quotes. Suggestion was made to have a bucket of sand and a scoop at mailbox area as in interim solution.
- ii. Fire protection plan
 - i. Wissler needs a fire protection plan to qualify for Federal grant.
 - ii. Beth to review Woodmoor's plan as a starting model.
 - iii. Brian volunteered to become educated in tree inspection as part of fire mitigation plan.

6. Next meeting - Tuesday, 12/17 at Ray Kilmer.

7. Meeting adjourned: M/S: Beth/Bob; adjourned 8:45 pm.