

**Wissler Ranch Annual Meeting
October 15, 2008**

Attendees:

Board members: Beth Gannon, Brian Freese, Fran Freese, Charlie Gage, John Andrew, Bob Lindow, Teresa Barnes (Treasurer)

- 1. Call to order/Welcome – 7:05 pm**
- 2. Introduction of Board members**
- 3. Projects/Tasks completed in 2008**
- 4. Committee reports**
 - a. Landscape/maintenance – Bob Lindow**
 - i. Completed projects in 2008**
 - ii. Ongoing maintenance**
 - iii. Planned projects for 2009**
 - b. Design Review Committee – no report**
 - c. Covenants – Brian Freese**
 - i. Overall list of complaints**
 - ii. How complaints are addressed**
 - d. Water Review Committee – Charlie Gage**
 - i. Discussion of reporting water usage**
 - ii. Summary of presentation by Brian Sutton, from the Colorado Division of Water Resources.**
- 5. Management Company Considerations – Beth Gannon**
- 6. Treasurer's report – Teresa Barnes**
 - a. Dues collection: fourteen (14) unpaid dues – being referred for legal action.**
 - b. Annual audit is required.**
 - c. Discussion of Forest Service tree inspection costs**
 - i. Wayne Gardner is a retired Forest Service Employee.**
 - ii. Lynn Mattie, Beth Gannon, Barb Dienes, Rhoda Musella to serve on committee.**
 - d. Wissler can collect 6 months unpaid dues before mortgage company.**
 - e. HOA is third in creditor line in case of foreclosure.**
 - f. Utility costs – Can El Paso County assume light bill?**
 - g. HOA to contact El Paso County to challenge home appraisals in light of recent economic downturn.**

- h. The budget presented tonight is proposed only. It will be voted on in February, 2009.**
- i. There was discussion of the Replacement Reserve Fund**
 - i. How much should be in the fund.**
 - ii. Where is it categorized in the report?**

7. New Board members

- a. Brian Freese – voted in to serve three more years in non-President role.**
- b. Rhoda Musella**
- c. Mike Laukert**
- d. Kathy Hansen**

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