

Wissler Ranch Annual Meeting September 17, 2008

Attendees:

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

Residents: Teresa Barnes (Treasurer), Rhoda Musella

- 1. Call to order/Welcome – 7:00 pm**
- 2. Reviewed August minutes; M/S to approve: Brian/Beth, approved.**
- 3. Committee Reports**
 - a. Treasurer's report**
 - i. Actual spend data from 2005 to present was distributed.**
 - ii. Wissler uses cash basis to do budget (vs accrual basis).**
 - iii. Complete expenses breakdown will be available for October Annual meeting.**
 - iv. No new late fees received.**
 - v. Board approved the invoice from Anderson/Labelle of \$117.50. Bill was for implementing lien for non payment of dues.**
 - vi. Plan going forward is to have a capital reserve fund for special projects and replenish it as needed.**
 - b. Maintenance/landscape**
 - i. Mailbox project – there is a plan to move the boxes into a "U" shape arrangement around the perimeter of the mailbox area. This will have to be coordinated with the Post Office. We're getting quotes for the work.**
 - ii. The Board is investigating getting someone to shovel the area. Rod will follow up.**
 - c. DRC – no report**
 - d. Covenants – no report**
- 4. Old business**
 - a. Management company review –**
 - i. Responses from companies**
 - 1. One company declined to respond.**
 - 2. MSI - \$1K per month, \$12K per year from neighborhood. Too expensive.**

3. Warner Mgmt Group – free service for one month, then will discuss charges.
 - ii. Neighborhood responses – with one exception, respondents do not want a management company.
 - iii. Management companies do not guarantee consistency of DRC, covenant enforcement, etc., from Board to Board. Some neighborhoods have had as many as 4 – 5 management companies in 10 years.
 - iv. A Board is needed to run the neighborhood and is responsible for ensuring consistency and equity.
 - b. Insurance
 - i. One remaining question. Brian called candidates for extra information regarding treasurer coverage.
5. New business
- a. Budget
 - i. Final budget will be presented in detail at Annual meeting.
 - ii. Rhoda Musella (new Board member volunteer) will be candidate for approval at Annual meeting.
 - iii. Need to work on fire mitigation plan for neighborhood.
 - b. Reviewed Annual meeting presentation.
 - c. Prep for Annual meeting
 - i. No food at meeting per Ray Kilmer regulations.
 - ii. Beth will take care of ballots.
 - iii. List homeowners will be provided for attendance checkoff.
6. Meeting adjourned: M/S: Beth/Brian; adjourned 8:50 pm.