

**Wissler Ranch HOA General Meeting  
April 15, 2009  
Kilmer Elementary School**

**Minutes**

Attendance: Rod Malloy, Charlie Gage, Rhoda Musella, Michael Laukert, Teresa Barnes

Homeowners: Kathleen McCormick, Kathy Hansen, Rose Keefe, Susan Shields

Meeting was called to order by Charlie Gage at 7:04 pm

**Treasurer Report:**

Some changes were made from last month's budget to include payments to insurance company, payments for snow removal, Mountain View Electric; current dues and water fees received. Rod requested that we get an update from Teresa/Beth on the status of the taxes and the audit. Teresa will also email the board the status on outstanding monies owed for overage of water usage fees. This money, when collected will go into the capital reserve fund. Teresa stated that recent sales of homes have been collected on unpaid HOA dues.

**Maintenance and Landscape: No Report**

**DRC: No Report**

**Covenants:**

Joe Mentek wants to add a garage and needs guidance before he starts construction. Charlie Gage will forward his plans to Jim Montgomery. Michael Laukert will update Joe on Charlie's action. Rod feels the plan does not contain enough detail and further communication with Jim and Joe will be necessary.

Dog issues are at bay. Orange papers being delivered by the Gazette are a nuisance. Michael suggested calling the number inside the paper and request it not be delivered. He has called with success, others have not had the same success. Michael, at Rod's request, will call the Gazette to see about getting the papers cancelled for all homes. This is an issue as we have many vacant homes where the papers just sit. If this is not possible the HOA will contact the County to see if code enforcement for "littering" is plausible. Rod will mention this in the upcoming newsletter.

There is concern about "speeding" through the neighborhood. UPS and Fed Ex are the worst offenders, with homeowner's right behind them. Perhaps, getting the truck numbers and reporting them is a good step. The board asks that all Homeowners "please slow down" and take the time to "stop" at the stop signs. Spring is coming and there are

children at play in the neighborhood. Rod will mention this in the upcoming newsletter. A suggestion of “Slow, Children at Play” signs be posted.

A suggestion that a “form letter” be drafted to use for covenant violations. This has already been done by the board with a follow up procedure in place. This will keep anonymity for homeowners voicing the complaint and put it in the hands of the HOA to confirm the violation and handle it.

### **Water:**

Brian Sutton had a question, Charlie will call him back this week to address his concern.

### **Old Business:**

Update on the fire/beetle mitigation meetings was given by Rhoda. A flyer will go up at the mailbox to invite homeowners to volunteer to host their own “street” meeting. Michael and Rod volunteered (Lockridge & Still Glen). Rhoda will email them with contact information so they can set up their meetings directly.

Concern with an empty home on Lockridge was brought up. We will ask Teresa to check into HOA requirements for “cleaning up” and then billing homeowners.

### **New Business:**

Rod has 2 companies lined up to give a bid on the revamping of the mailbox area. We would like to re-orient the boxes to face the road and enclose them on 3 sides. The post office will be contacted to see if any approval is needed by them. \$3,000 is currently budgeted for the project, if bids are over this amount a letter will be sent out to inform the homeowners. The idea of a grate placed over a drain was dismissed as “ice build up” in the drain is a potential problem. Homeowners have been made aware of this plan to revamp the mailbox area many times as part of meetings and addressing monies being used from the “capital reserve fund”.

### **Communication Strategies:**

There is an opening for an outreach person. Part of the duties would be to act as a liaison between Wissler Ranch and realtors/homeowners to assist in completing a checklist before the sale of a home are completed (items to include: water meter reading, HOA Statement to cover covenant violations and unpaid HOA dues). Susan offered her knowledge base for setting up, on the website, this checklist. Teresa suggested that a “Realtor” link be set up on the website that would include the physical address of the HOA for ease of contacting the HOA.

The newsletter will be sent to board members for their input. Please give your input ASAP and get back to Rod. We’re shooting for end of April release. The HOA would

like to put out a newsletter every 3 months. Rod will work on a tri-fold brochure, designed to raise awareness for living in Wissler Ranch after the newsletter is finished.

Per the Action Plan for April, Rod has asked Beth to pull documents from the county clerk. Make copies for each board member to include in a packet to be handed over to each new board member. There is a "fine structure" on file with the county. Beth will check with Marny Trujillo, as she may have a copy of this document already.

We have waived off Tri Lakes Little League regarding the use of our field for this year. We will bring it up at the October meeting when we have further information.

Rod asked that the board and Kathleen McCormick, take a look at the Capital Reserve Fund Policy and let him know of any concerns.

The meeting was adjourned at 8:26pm.