

**Wissler Ranch HOA General Meeting
February 18, 2009
Kilmer Elementary School**

Minutes

Attendance: Rod Malloy, Charlie Gage, Kathy Hansen, Rhoda Musella, Michael Laukert, Teresa Barnes, Beth Gannon.

Home Owners: Kathleen McCormick, Jo Mentek, Sandi Maurer, Jerry Gardner, Wayne Gardner, Bob Lindow.

Meeting was called to order by Charlie Gage at 7:00pm

Treasurers Report:

Beth gave update on expenses reported to date. So far we are well within our projected budget. Although, most of our expenses occur during the summer months for items such as mowing and common area maintenance.

Beth gave update on Elk Creek. They will be charging \$140.00 per month for snow removal around mailbox area. This includes plowing of the mailbox entrance and hand shoveling of the cement base.

DRC: No Report

Covenant Committee Report:

Michael Laukert has reports of two separate cases of dogs, barking and also of running loose in the neighborhood. The case of the dogs running loose will be reported directly to the owners of the dogs involved. Barking dogs will be handled in general in the upcoming newsletter to be sent out in the next month or so.

Michael will contact Brian Freese to locate the letter drafted in 2008 that should be a standard letter sent for all covenant violations.

An issue with trash cans left out by the road side was brought up. This could be new neighbors not aware of the policy. This will also be covered in the upcoming newsletter.

Old Business:

A review of board member responsibilities was given by Rod Malloy.

The main database will be maintained by the Treasurer with updates given to the water committee when needed.

A process to locate new homeowners is still needed. This information is necessary to keep the database updated as well as welcoming new neighbors.

A motion to pass the guidelines was made by Beth second by Michael, the motion was approved by all members.

A detailed strategic plan will be put together by Rod Malloy and presented during the Annual Homeowners Meeting in October 2009.

The audit/review of the books for 2008 is in progress. Information that has been requested by the accountant is being put together by Teresa Barnes and Beth Gannon and will be delivered soon to the accountant.

2009 Budget Approval Process

Several comments were made concerning the "Capital Reserve Fund"

1. What should go into a capital reserve fund? Items that are not ongoing expenses such as: improvements to mailbox area, playground area, parking lot, trees of the common area and the fence in the entry way are all capital items.
2. What will the \$6000.00 be used for in 2009 and following years? For 2009 the \$6000 will be split equally between mailbox safety improvements and fire mitigation in the common area. For 2010 and beyond a percent of annual dues will be put aside each year to accumulate to cover capital improvement expenses.

Rod will write a capital reserve policy prior to the drafting of the 2010 budget.

Much discussion as to whether a new budget should be sent to all homeowners to clarify how the current \$6000.00 will be used for 2009.

A motion was made Beth Gannon/Bob Lindow to pass the budget as is with notifications to be placed at the mailbox area and in the upcoming newsletter explaining the use of the current \$6000.

Both the mailbox update and fire mitigation project were discussed at the October 2008 Annual meeting.

The motion was passed with eleven (11) in favor and two (2) against. Motion passed.

Fire Protection Plan update:

Rhoda Musella presented a summary of a meeting held with Dave Root, a local forest service representative. Dave will continue to be a part of our committee that will draft a community fire protection plan. The local fire department has also agreed to have a

representative to help us as well. A third advisory representative is needed from El Paso County. We are still looking for someone to fill this spot.

It has been suggested that we get a “base line” survey done of the community. This would include looking at both fire mitigation and pine beetle problems. This could be done by getting several homeowner through out the neighborhood to volunteer to have an inspector (both fire and forest) come onto their property to evaluate where we stand currently as a neighborhood.

Also note that beetles can be brought in from firewood. This should also be mentioned in the newsletter.

Use of Baseball field by Tri Lakes Little League

The HOA has been approached by TLLL to use our common area field for practice. In exchange for use they would provide some upgrades to the field.

Items of concern are: traffic, parking, trash, port-a-potties, insurance and crossing onto private property off of the walking trail.

This needs to be discussed in further detail. Rod will get in touch with the TLLL rep.

Items for the newsletter should be brought to the March meeting.

Meeting was adjourned at 9:30 pm