

Wissler Ranch General Meeting
March 18, 2009
Kilmer Elementary School

Minutes

Attendance:

Board Members: Rod Malloy, Charlie Gage, Beth Gannon

Homeowners: Teresa Barnes (Treasurer), Bob Lindow, Kathy Hansen, Rose Keefe

Meeting called to order by Charlie Gage at 7:20pm

Committee Reports:

Covenants: Garbage can issue has been resolved.

Treasurer:

- We were able to collect past due HOA fees on the most recent foreclosure
- Nearly all of the water over usage fees have been collected
- We are well within our 2009 budget
- Notices for 2009 HOA dues will be sent out by May 25 with a due date of June 15 and late date of July 15.
- Teresa will contact Nigel (American Family Rep.) to correct the policy that was issued incorrectly.

Web-Site:

- We are currently paying \$25.00 monthly to Rogers Project for posting of monthly minutes and financial updates. We will ask for volunteers to review the web-site and make suggestions for futures updates with possible inter-active features and on demand posting of monthly minutes as they are entered during each meeting. Once we have suggestions and a person to be a contact then we can determine a budget amount for 2010.

Old Business:

Status of Baseball Field

- Rod Malloy distributed a copy of possible agreement between Wissler Ranch and TLLL
- It was agreed on that nothing would occur during 2009, however, this is still a possibility for future years.
- Nigel with American Family will review our insurance policy to see if we would be covered if something should occur.

- Tri-Lakes Little League has their own insurance coverage as well.
- Rod will stay in touch with TLLL contact person

Update on Fire Protection Plan:

- A meeting was held at Rhoda Musella's house on 2-25-09 representatives from the local fire department (Mike Keough) and the forest service (Dave Root) were present to give us general guidance and were to begin the process of writing our CWPP (Community Wildfire Protection Plan).
- The first recommendation was to educate the community first. This will be done by hosting small group meetings with a Power Point presentation given by the fire department and the forest service. Rhoda will host the first meeting on March 21. Beth Gannon will host the second meeting on April 4th at 2:00pm. All neighbors are highly encouraged to attend.
- The fire department will also come out and do a review any property without a fee. Rhoda and Beth both participated and highly encourage other homeowners to do the same. They give suggestions on tree removal and trimming (no markings at all). Also, suggestions about wood decks, illumination of house numbers
- We will send out a general email about the next meeting to the neighborhood regarding fire mitigation and safety.

New Business:

Topics for first Newsletter:

- New Board members needed for this year and by 2010
- Information about the Capital Improvement fund
- Information on Fire Protection Plan Meetings
- Kathy distributed a list of items she put together for inclusion
- Look for someone to review the web-site
- Rod will do the newsletter

The following topics will be included in the April meeting as time was running short during the March meeting.

- Audit/Tax update
- Review Capital Reserve Fund Policy

Meeting adjourned at 8:45 pm