

Wissler Ranch HOA General Meeting
September 16, 2009
Kilmer Elementary School

Attendance: Brian Freese, Teresa Barnes, Charlie Gage, Rod Malloy, Beth Gannon, Kathleen McCormick, Bob Lindow, Matt Saxon

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

Budget: 2009 budget was reviewed and is still very much on track for the 2009 year.

A full audit was not done on the books but more of a review by the accountant to determine that there is nothing out of the ordinary. A request for this statement to be in writing will be made so that a paper track is with the books for 2008.

The \$6000.00 for a capital reserve fund will be moved on Friday September 18, 2009. Teresa and Beth will go to US Bank to establish this account.

**** Note**** This has been done at the writing of these minutes. As it stands, Teresa Barnes is the only name on this account. When new officer positions are established in November 2009 the new treasurer and president should have their names put on this account and Teresa Barnes removed.

The 2010 budget was reviewed line-by-line. It is important to present a balanced budget for 2010. The annual expenses for 2010 are on track to match the income to be collected from annual homeowner dues. There will be a separate line item for money carried forward from previous years. The amount of money to be moved to the newly establish capital reserve fund for 2010 needs to be determined. Each year a dollar amount to be transferred into the capital reserve fund will be determined. Rod Malloy has put together a Capital Reserve Policy that will be presented to the homeowners at the October 2009 annual meeting.

Maintenance: Bob Lindow presented one proposal to have the entryway logs cleaned and a new coat of stain applied. The proposal was \$5800.00. This amount exceeds what is in the 2009 budget. Bob will try to get a few more bids on this project.

Annual Meeting: 4 to 5 new board members will be needed, DRC will need a new chairperson.

Rod Malloy will send a copy of the slide show to board members for review

Beth Gannon will get : sign-in sheet, ballot, voting box, name tags and make sure that a projector and screen will be available for the meeting.

Water issue for Wavy Oak property: Charlie gave an overview of were the HOA stands and what needs to be done.

A complete packet of information has been delivered to the Attorney (Steve Lebel). Another package with the same information will be delivered to the insurance company (American Family Insurance) Thursday September 17, 2009.

The following four items must occur at the property site to avoid \$500/day fees as stated by the Attorney Generals office:

1. Large pond must be filled – done
2. Small pond must be drained – done
3. Liner in small pond must be removed or breached – not done
4. Irrigation system must be scaled down to 1500 sq. feet – not done

A period on 20 days was given to complete these items. Steve Lebel will request an extension of this period.

If the homeowners will not complete items #3 and #4 it may be necessary to have the HOA incur the cost to complete those final items and try to recover the expenses at a later date.

A motion was made by Beth/Charlie to approve expenses necessary for legal to continue work on this matter and begin to get the time allotment extended. All four board members present approved this motion.

Rod will be in contact with legal (Steve Lebel) while Charlie is out of town. Beth will be in contact with insurance (Nigel Cass).

The following questions will be asked to the attorney:

1. Can we get an extension?
2. How should this be communicated to the homeowners?
3. How do we shield ourselves from further liability?
4. Can Steve Lebel present information during the annual meeting?

It will be necessary for water features to be filled from outside sources in the future. Receipts from homeowners will be requested as proof that well water is not being used for this purpose.

Motion to adjourn meeting was made by Beth/Brian. Meeting adjourned at 9:30