

Wissler Ranch Homeowners Association
April 21, 2010
Board Meeting
Minutes

Attendance: Brian Freese,, Ken Nord, Bruce Froehler, Michael Laukert, Teresa Barnes, Sean McClung, Beth Gannon

Meeting called to order by President Brian Freese at 7:00 pm at Kilmer Elementary School.

Budget Report:

US Bank closed the Capital Reserve fund and sent a check for \$6000.00 back to Wissler Ranch HOA. The reason US Bank closed the account was that there was not enough documentation provided when the account was originally established.

Motion made by Brian Freese to reestablish the account with a letter from the president signed both by the president and the treasurer to provide the documentation needed.

Motion seconded by Ken Nord. The motion passes. This item will be taken care of immediately.

A meeting with the attorney must be set up to establish guidelines for the capital reserve fund.

Rhoda can update the board on the status of the grant monies for the fire mitigation project that was completed in February 2010.

An extension was filed for the 2009 tax return. We do not pay taxes; however there is a required form to be filed each year.

Water Report: no updates

Covenants: no updates

DRC: Questions on garden covers, tree houses, trees that can be planted, pool and/or water features. Details for pool, water features and tree house will need to be submitted to DRC. Any tree can be planted as long as you stay within your water limit annually.

Maintenance: For April, Cal with Elk Creek Meadows will mow the portion of the common area from the windmill forward to County Line Road. Beginning in May he will mow the general common area as in past years.

Beth will check with ChemLawn to make sure that Wissler is still on plan with them for weed control around the walking trail, parking lot and playground area.

Questions and concerns about a well and cover of some type out in the common area. This may pose safety issues since the cover is not secured and can be removed. We will ask Bob Lindow to look into this and give us recommendation on what set should be taken to make this area safe.

Old Business:

Bruce Froehler continues to work with Comcast to try to resolve the internet service problems in the area.

A letter was sent to Tri Lakes Little League letting them know that they will not be using the baseball field this year for practices.

Outstanding homeowner fee issue: There is one lot that has a substantial amount of past homeowner annual fees dues. Several months ago letters from the attorney were sent with no response for the property owner. At the time, the attorney advised not going through the expense of putting a lien on the property. The dues continues to fall further behind on this property. Teresa will begin the process again with the attorney

On other properties that have been behind (most properties in foreclosure) we have been fortunate to receive 100% of past dues as each of the properties sell.

A motion was made to write off on outstanding late fee on a property that paid the late dues but not the fine. This motion was made by Brian/ Second by Ken. The motion passes.

No new business.

Action plan set by Brian for next meeting:

1. Continue to work on internet problem
2. Put together a plan that we can recommend to new homeowners when they move in
3. Would be nice to have a choice of providers. This would require both Quest and Comcast to expand.

Meeting adjourned at 8:20 pm