

**Wissler Ranch HOA Meeting
Kilmer Elementary
February 17, 2010**

Meeting called to order by Rhoda Musella at 7:12 pm.

Board Members present: Ken Nord, Jack Windeler, Michael Laukert, Rhoda Musella and Bruce Froehler.

Homeowners present: Beth Gannon, Teresa Barnes, Kathleen McCormick, Rose/Jim Keefe, Sandy Maurer, Linda/John Celestre, Matt Saxon, Katherine Froehler, Joanie Swinford

Guests: Ray Brown (Remax, 268-8084) Representing 4820 Wavy Oak
John Psensky (Tree Masters, 492-8129)

Treasurer's Report: Teresa recapped 2009 budget

Maintenance and Landscape: Jack expressed we had 3 options with the entrance log revamping. 1. Let it go from blond to gray. 2. Clean with deck cleaner/wash to remove graying effect (estimate less than \$200 if done by homeowners). 3. Have a professional power wash and redo finish (could be as high as \$3,500). If we can get homeowners to put in the work, we can save the money on a professional job. We need to find out if any homeowners are willing to donate time to the project.

Mailbox fencing: will look into installing 200' of snow fence.

NO action has been done.

Michael will ask Bob Lindow to replace the white light bulb with a yellow one at the main entrance so they all match.

DRC: no report

Covenants: nothing to report

Water: no report

After hearing feedback from the homeowners and their concerns to allow TLLL to hold practices in the common area (March – June), there was a motion by Michael Laukert to decline the Tri Lakes Little League proposal. Motion seconded by Bruce Froehler, passed unanimously. They will be notified as to the Board's decision.

Ray Brown (Remax) was representing the new owner of 4820 Wavy Oak. The house was purchased in a foreclosure/auction the beginning of January. This might explain why the HOA was not contacted prior to the sale. He will be contacting Brian Sutton to see what the state's water requirements are. A check is in the mail to pay for past due HOA dues plus penalties to show good faith on behalf of the new investor/owner.

The issue of the monies carried forward in the budget was brought up and we will get advice from our attorney on what to do with this money. Every attempt will be made to get him out to the March meeting to speak. There was a motion by Rhoda Musella to pass the 2010 budget, seconded by Jack Windeler, passed unanimously.

John from Tree Masters spoke to forest mitigation and the importance of getting out forest healthy to avoid beetle/mistletoe; also to mitigate damage to our homes in case of a forest fire. He left his business card so homeowners can contact him for free evaluations. John is also offering a 20% discount to all Wissler Ranch homeowners.

As there were no volunteers to take over as President, there was a motion by Michael Laukert to appoint Brian Freese as interim president until a permanent president can be appointed, seconded by Ken Nord, passed unanimously.

After reading the unapproved HOA minutes for October and November 1009, there was a motion by Michael Laukert to approve the November 09 HOA minutes, seconded by Jack Windeler, approved unanimously. There was a motion by Rhoda Musella to approve the October 2009 HOA minutes, seconded by Michael Laukert, approved unanimously.

The lack of high speed internet throughout Wissler Ranch is preventing potential homeowners from buying in our subdivision. Bruce Froehler inquired about polling the homeowners regarding Comcast and Qwest internet service. Not all homes have this service available. If there is enough interest, perhaps they will expand their service throughout Wissler Ranch. Bruce will contact Brian Freese to obtain the e-mail list.

Meeting adjourned by Rhoda Musella at 8:30 pm.