

Wissler Ranch HOA Minutes – January 20, 2010 (Kilmer Elementary)

Attending: Brian Freese, Rhoda Musella, Beth Gannon, Ken Nord, Bruce & Katherine Froehler, Kathleen McCormick, Bob Lindow, Jack Windeler, Bill Schmidt

Meeting called to order by Brian Freese at 7:00 pm.

Brian motioned to vote in new Board members (Rhoda seconded): Bruce Froehler, Ken Nord and Jack Windeler as board members. There is quorum present. Motion passed unanimously.

Board Positions are filled as follows:

President: Open (check with Michael Laukert for confirmation)

Vice President: Ken Nord

Secretary: Rhoda Musella

Covenants: Jack Windeler

Maintenance: Bob Lindow will continue to fulfill position

Budget: Teresa Barnes, Treasurer

DRC: Jack Windeler along with Bob Lindow assisting

Water Committee: Bruce Froehler

Brian Freese will be responsible for getting out the Quarterly newsletters, and be a board member at large, helping anyone who needs it; he will share the tree/beetle issues with Jack Windeler.

Brian motioned to appoint above committee members, Bruce seconded. Motioned passed unanimously.

Jim approved plans for 20175 Roaming (12/2/09). There was a question regarding an active permit being in force as ground has been broken. Katherine Froehler will check with City.

Teresa Barnes is looking to step down from her position as Treasurer as soon as a replacement becomes available. Kathleen McCormick volunteered to fill position on a temporary basis if necessary.

OLD BUSINESS:

Tri Lakes Little League – if this is to be a consideration, we should have a spokesperson address the next HOA Budget Meeting with a final decision to them by end of March (get name of contact from Rod). Consider posting “private property” signs around common area so it’s clear that this is not a public area to outside people.

Brian will contact Wissler Ranch attorney to speak at the March HOA meeting.

All water issues are settled per Charlie.

Have 1 bid to sand, re-stain and varnish the entry's (\$5,000). It was suggested by Jack, that some homeowners would be willing to do the work to save money. We need to find out what exactly the "fix" is to get the logs looking good again (\$900 is budgeted for). Check with insurance company to see if homeowners can do the work if they sign waivers releasing HOA of any liability if injured.

Thinning and pruning of common area trees will commence on Feb 1st. Rhoda will do a flyer to post at the mailbox for homeowners to observe the area marked by the forest service before work begins and welcomes them to talk with John (Tree Masters) during the work (Feb 1-3) regarding work needed to be done on their property's to aid in fire mitigation. She will also contact homeowners with property adjoining the common area to make sure there are no trees on their respective property's earmarked for pruning/removal.

Teresa is working on the balance sheet, list of assets needs to be generated.

"Water Fees" were questioned on the budget. Explained by Kathleen that this fee gets paid to the Great Divide Water Corp to maintain and administer the well. This fee was up from the \$1,570 last year to approximately \$1800 this year. It has been paid.

Forest Service Analysis will be put off until next year.

The \$3,000 set aside for the repositioning if the mailboxes will be earmarked for some kind of fencing outside of the mailbox area to help with the wind and snow accumulation. (Bob suggested we might use this money to go towards the entrance log refurbishing. But, we thought until the "fencing" around the mail boxes were decided, the money would stay where it was).

NEW BUSINESS:

Bill Schmidt brought up the issue of internet support in Wissler Ranch. Apparently QWEST is maxed out in the area with DSL. It was suggested that he contact COMCAST to get information on hooking up with them. It's thought that not all homes would be able to get the service through COMCAST.

Motion to adjourn by Brian, seconded by Bob Lindow at 8:30 pm.