

**Wissler Ranch HOA Meeting
Musella Residence
June 16, 2010**

Board Members: Bruce Froehler, Ken Nord, Rhoda Musella, Jack Windeler, and Brian Freese

Non Board Members: Teresa Barnes (Treasurer), Katherine Froehler, Gilbert and Janet Geisz, John and Linda Celestre

Meeting called to order 7:05 by Brian Freese

BUDGET

Capitol reserve account has been opened.

Forest service Analysis line item (Separate from common area thinning project) – Rhoda will define analysis

Jack – define capitol reserve approved expenses

Brian - depreciation – Rhoda will contact CPA to define depreciation parameters (Teresa will email CPA contact information to Rhoda)

Teresa will e-mail Rhoda Elk Creek contact information

The board will discuss moving \$10,000 from our checking account to the Capitol Reserve account later in the year, (Sept.)

WATER – no report

DESIGN REVIEW

1 property evaluated for an extra garage on wavy oak – approved

COVENANTS

clothes line – fine if it's out of sight, be courteous and check with neighbors

Chicken coop – violation – not allowed

Steve Ellison Letter received rejecting our letter to him regarding RV parking. The board is releasing our policy in regards to section 4.21 Nuisance in our June Newsletter. Newsletter is being mailed out with HOA Dues statement.

MAINTENANCE

Entrance logs (all 3) have been bleached. Cost was \$300+/- for material. Labor donated by Brian Freese and Jack Windeler. Thank You!

NEW BUSINESS

Opening in ground in common area, open tube East, past windmill - Brian to take a look and take action

Sign – no motorized vehicle – add dogs must be on leash sign. Rhoda will check; cost 3 of signs plus one at mailbox

Comcast – Bruce Froehler is making headway. He will email a map to his contact, he'll get commitments to try and encourage them to expand internet service to the rest of Wissler Ranch
Ken Nord will contact the realtor regarding Twisted Pine Home for sale (RV access is being advertised). No RV Storage is apparent.

NEWSLETTER – 4.21 Nuisance policy

The board has had concerns from residents with regard to covenant section **4.21 Nuisance. No boats, trailers, campers, motor homes, wrecked or partially disassembled cars, tractors,**

equipment, machinery, or any such item, shall be kept or stored so that they are visible from neighboring Lots or from any street. No tanks, including tanks for the storage of gas, propane, oil or water, shall be permitted on any Lot. All types of refrigerating, cooling or heating apparatus must be concealed. The board policy is that no recreational vehicles (boats, trailers, etc.) be kept in an area visible from a street or neighboring property. All recreational vehicles and all other vehicles noted in 4.21, except operational automobiles and light trucks, should be stored in a garage, or kept off site when not in use. Recreational Vehicles are allowed 4 days driveway parking prep time before, and 4 days after a trip. The theme of our community is “quiet elegance”. Our policy is not to harass our membership over the legitimate driveway parking of in use RVs. We will resolve any complaint we receive and ask you to be respectful of your neighbors. Our focus is on maintaining an upscale community and protecting our property values.

Motion to accept this language by Brian Freese, Bruce Froehler 2nd. Unanimously passed. Will print newsletter after email concurrence from Michael Laukert.

If legitimate short term activities become too long and draw a complaint, covenant committee will attempt to resolve the issue in the best interest of the community. If no success, refer the problem back to the full board for resolution. Short term maintenance and service activities are legitimate in use activities.

Will discuss cost savings at the August meeting, contemplate buying water rights for 133 homes; cut down # of mowings in common area.

The Community Wildfire Protection Plan (CWPP) is complete. Awaiting signature from El Paso County. When received, we will print and distribute to each homeowner. It will also be posted to the website.

Sandy Maurer has taken over the Welcome Committee Duties, thank you Sandy!

Close meeting at 9:05pm by Brian Freese, ken Nord 2nd, all adjourned.