

Wissler Ranch Homeowners Association
May 19, 2010
Board Meeting
Minutes

Attendance: Brian Freese, Ken Nord, Jack Windeler, Teresa Barnes, Kathleen McCormick, Nancy Smith

Meeting called to order at 7:10 pm at Kilmer Elementary School.

Budget Report:

"Wissler Ranch HOA will move the 2 financial accounts - checking and capitol reserve to Peoples Bank in Monument Colorado before June 15, 2010. The 2 US Bank accounts will be closed once all checks have cleared and the auto transfer from Mountain View Electric has been set up. Teresa Barnes is authorized to have these accounts opened at People Bank. Teresa Barnes, Brian Freese, and Rhoda Musella will be signers on the account.

Motion to approve: Brian Freese

Seconded: Ken Nord

All in Favor: passed

Water Report: no updates

Covenants: no updates

DRC: no updates

Maintenance: Brian moved we approve \$100 to buy material for a mailbox area snow barrier that will be installed November 1 and removed May 1. Ken seconded, approved.

Brian moved we approve \$100 to buy deck wash to bleach the wood on our entrance signs. If the bleach restores the color of the wood as expected, we will ask for \$300 more to buy ten gallons of deck stain to maintain the blond color of the wood. Ken seconded, approved.

Old Business:

Jack Windeler reported on the current status of the legal questions. There is no need to pay a lawyer \$250/hour to answer most of the questions. The answers are in our covenants and Senate Bill 100, which governs Homeowner associations. Key points from the covenants and SB 100:

1. Our board determines the meaning of the covenants. Individual homeowner interpretations are simply opinions. The board's decisions are final and incontestable. If our membership is unhappy with the sitting board, they can elect a new board. The current board is not bound by previous board's action or lack of action on any particular issue.
2. Senate bill 100 changes require us to have a policy on covenant enforcement. Our proposed newsletter is a good start for a policy on covenant enforcement.

Rhoda requested we approve her to publish our Community Wildfire Protection Plan by June 1 and include it along with the newsletter in the June mailing of association dues billing. Board decided newsletter will go out with annual dues billing on June 15th and the CWPP will be mailed to the lot owners. A volunteer group will personally deliver the wildfire protection plan to each resident homeowner so we can request their timely assistance in getting all the ladder fuel removed from our forest. Motion: Jack Windeler, Seconded: Brian Freese, approved.

Jack Windeler moved we sue, in Small Claims court, to get a judgment in favor of the homeowner association for seven years in HOA dues for the lot located at 3825 Wavy Oak. This is the only member among our 133 association members to be more than one year delinquent on dues payment. The judgment will be recorded as a lien on the property. Seconded: Ken Nord, approved.

What are our plans for elimination of the slash from our last snowstorm? Board decided best solution at present is to let individual homeowners solve the problem. Some will haul to the county deposit point. Others will get together and rent machines to reduce the slash to mulch.

Meeting adjourned at 8:40 pm