

WISSELER RANCH HOA MEETING MINUTES

Wednesday, November 17, 2010

Musella Residence

Meeting was called to order at 7:06pm by Brian Freese.

Board Members in Attendance: Brian Freese, Jack Windeler, Rhoda Musella.

Non-Board members in Attendance: Michael Till (Colorado State Forestry), Katherine Froehler, Kathleen McCormick, Richard Major, P. Smith, Jim Montgomery, Susan Grant, Cindy Dilks, Sandy Maurer.

FORESTRY: Michael Till fielded questions about the November Survey and general forestry questions. The report, with maps and brochures, will be put on the website within the next month. Homeowners are welcome to go there and download a copy for their files. Highlights were:

During the survey, Orange tape was put around trees that were infected, reads "killer trees". These trees should be taken down before June 2011. They can be taken down now, cut into 2 foot sections, laid out single file, rotate 3 times between now and June. This should effectively kill the beetle. Another alternative is to peel the bark. Chipping the tree is also effective. Cutting down infected trees, cutting in small logs and stacking them within a trench and covering them with thick plastic is necessary during the summer months. The HOA will be looking into ways to assist homeowners in dispensing of the trees. The HOA will be hosting our "Slash Party" the week-end before Memorial Day, 2011. Mark you calendars!

Mountain Pine Beetle: 1 year life cycle, pitch tube is white, smooth sap, can have fine sawdust at the base of the tree, this beetle kills trees. Pitch tubes are typically 3-4' high with an exit hole approx. 5" above the pitch tube. Beetles fly around June – September. They stay in the infected tree the entire 1 year. That is why it is necessary to get rid of the tree before they fly the next year.

IPS Beetle: 6-8 week life cycle, no pitch tube, just small holes in the bark. This beetle kills trees. These beetles are active when weather is typically above 50 degrees for longer than a 2 week period. This happens around the end of April, beginning of May. IPS attacks are determined by brown crowns.

Turpentine Beetle: Pitch tubes are reddish in color, looking more like popcorn, can have a coarser sawdust at the base of the tree. Pitch tubes are typically 3' above the ground. These beetles do not kill trees.

Dwarf Mistletoe: there was one lot sited with Mistletoe. Although this is a slow growing nuisance, it is recommended to cut the branches of the infected tree to prevent spreading to other trees and also your neighbor's property.

DO NOT STACK CUT WOOD BETWEEN TREES! This encourages any beetles that might be in the wood to venture out and attack the supporting trees. **DO NOT BRING IN FIREWOOD FROM AN OUTSIDE SOURCE!** This wood could be infected. The Forestry Department will do a site survey for \$50. They will make recommendation for thinning and treatments. For an addition charge, they will mark trees. Contact Michael Till, 719-687-2921 or by email at michaeltill@colostate.edu.

TREASURER'S REPORT: As the Treasurer was absent, no report was given. A motion to approve \$1,400 to the Colorado State Forest Service for the Wissler Ranch Survey done on November 8th and 9th was made by Brian, Second by Jack, the motion was unanimously approved by all members. The check was given to Michael Till at the meeting. Jack is in the process of getting paperwork in order for filing against a homeowner in arrears.

MAINTENANCE AND LANDSCAPE: The plywood skirts have been installed at the mailboxes; this will hopefully improve ice/snow conditions during the winter. Kathleen McCormick will place a container for salt, also a suggestion to move the shovel to the front of the boxes for easy access.

DRC: One homeowner is having the outside of their home changed from Siding to Stucco. They will need to submit the change to the DRC. Jim Montgomery will be leaving as DRC Chairman; Jack has a replacement in mind.

COVENANTS: In driving throughout Wissler Ranch, Jack has identified 3 structures in possible violation of the covenants. He will do a full investigation and submit his findings to the Board. There are 2 trailers in violation on Lockridge. Jack will speak with the homeowners. A question was raised about lights burning all night. These can be a nuisance with your neighbors. It was suggested that annoying lights be put on motion sensors or be shielded.

WATER: As Bruce Froehler was absent, no report was given. Katherine Froehler stated the water readings are almost complete (only 3 to go). A question was raised about the possibility of fire hydrants, as Wissler Ranch does not have any water rights, this will not be possible; we have 3 cisterns throughout the neighborhood. There is a concern that homes are closing escrow without having a water meter reading done. New homeowners are signing a release, which the Board does not think is appropriate. We will review with Teresa the procedure and change as necessary. Bruce, or a representative of the HOA, should physically read the meter before any statement is released from the HOA. Homeowners are compelled to do this according to Article II, Section 2.5. One alternative is for the Board to waive the fines to new homeowners. Question was asked if there would be a Water Report made available, it will. The HOA will post the report on the website when it is complete. Fees for overages are collected by the HOA and reported to the State Water Board. Fees go into our general fund.

OLD BUSINESS: Qwest may be expanding their hub, allowing internet access throughout the community. More to follow.

A motion to adjourn was made by Brian, Second by Sandy Maurer, the motion was unanimously approved by all members.