

## Wissler Ranch HOA – April 20, 2011 Minutes

Meeting was called to order by Ken Nord at 7:04pm.

Board Members in attendance: Ken Nord, Bruce Froehler, Rhoda Musella, Jack Windeler, Wayne Gardner and Nancy Smith

Homeowners in attendance: Katherine Froehler, Susan Nord, Ken Smitherman, Kathleen McCormick, Gil and Jan Geisz, Teresa Barnes (Treasurer)

There was a vote of 4:1 in favor of awarding Tru Green a one year contract for weed control of the common area (trail, parking lot, play/picnic areas). Teresa will contact Scott to negotiate his bid and will inform us of the result.

There was a vote of 4:1 in favor of awarding D&C Land Maintenance a one year contract for mowing of the entrances and common area. Wayne will contact Don to confirm his scheduling of visits. Ken will sign off on the work done as it is completed each month.

Jack is continuing his effort to locate a homeowner who is in arrears with their HOA dues.

Teresa questioned the numbers regarding the Slash event. As this is a different set up from the common area grant we got last year in that we will be doing the work and allowed to claim volunteer efforts, we'll see how everything pans out.

Ken nominated Gil Geisz to fill the last Board seat, seconded by Bruce, all Board members made it unanimous.

Nancy is working on the Newsletter and will have a draft to the Board by next meeting. She has received input from Rhoda (forestry), Jack Windeler (covenants) and Gerry (Neighborhood Watch). Rhoda (beetle infested wood) and Bruce (water) will get her further information to add. Katherine Froehler will send her a list of new homeowners so she can welcome them. After reading a letter from a concerned homeowner on the RV issue and discussion among the group, the RV policy will stay as it is (4 days in, 4 days out). If anyone has any information they would like to add, please get it to Nancy within the next week.

There was some concern of a neighbor collecting beetle trees for firewood. Jack assured us that the wood taken had been burned. We're still looking for volunteers to assist in the Slash event. Wayne and Gil offered to be put on the list. A question of insurance came up; Teresa will contact our agent and inquire on coverage for volunteers.

We need to check on the light timers (at the mailbox) so we can reset them for daylight savings.

Teresa had transferred \$10,000 into the Capital Reserve Account. An Additional \$3,000 will be done within the next month.

Two design review applications were reviewed. One on Roaming (landscaping) was approved subject to certain conditions and the one on Lockridge (garages/workshop) is still pending based on discussions between the DRC as well as the property owner and architect associated with the project. This should be resolved on the part of the DRC no later than April 28, 2011.

Jack is continuing to follow up on the status of Beetle trees. 9 lots out of the 20 have removed their trees or will be removing them in the next 2 weeks. Will continue to follow up. Firewise Communities/USA signs will be posted at the entrance and mailbox area.

There is a seminar held by the Firewise Communities in Frisco, Colorado next month. If Rhoda goes, the HOA will reimburse her expenses.

Motion to dismiss at 9:26pm by Bruce Froehler, seconded by Gil Geisz.