

Wissler Ranch HOA Meeting Minutes

Wednesday, August 17, 2011

A. Call to order 7:06 pm

1. Attendance

- a. Board Members: Jack Windeler, Bruce Froehler, Wayne Gardner, Gil Geisz, Nancy Smith, Brian Freese, Rhoda Musella, Ken Nord
 - b. Residents: Katherine Froehler, Susan Nord, Jerrye Gardner, Kathleen McCormick, Sue Shields, Ken Winkler
2. Thank you to Wayne and Jerrye Gardner for opening their home for this meeting.

B. New Business

1. Status Letter Template to Title Companies

- a. Bruce will streamline the template to address 4 areas with a straightforward response (Bruce will email Board members and ask for critical feedback, after which we will adopt the template) of:
 - i. Covenants
 - ii. Water
 - iii. Dues
 - iv. Liens
 - b. A second page will contain a welcome letter and highlight major covenant issues, e.g., slash, pine beetle, safety issues in a positive light in hopes to encourage new homeowners to review the covenants. This should also include request for contact info, e.g. phone number/email address.
 - c. It was suggested that an officer (vice president) be appointed as liaison to the title company and be responsible to get this information to the title companies as quickly as possible by FAX or email. The backup in case the vice president is not available will be the covenants officer, then the water officer.
 - d. We need to generate a Welcome letter. The vice president can work with Covenants and Gil to work up a draft.
2. Wavy Oak dues nonpayment lawsuit
- a. Demand letter was sent, lien recorded. Jack Windeler will follow up.
3. Attached is a "Proposed Board Member Responsibility Changes" generated by Brian Freese, President, to spread responsibilities of the Board to a more equitable distribution. No more "Board Member at Large".
4. Brian Freese has agreed to run for President 1 more year to mentor a new President. Ken will head September meeting as Brian will be unavailable.
5. Rhoda will put together a "proposed 2012" budget for presentation at the October Annual Meeting.

6. Some items suggested for next year's allocation are: A tractor with a 54" cut, new bulletin boards, remove 2 entrance lights, install new mailbox lights that accommodate a timer and motion sensors (vandal proof?), over the long term, replace our streetlights with dark sky compliant/led fixture for energy efficiency. Ken Winkler, homeowner/commercial lighting contractor will look into presenting a bid for the electrical issues.

C. Committee Reports

1. Treasurer

- a. Kathleen McCormick summed up her qualifications to take over as Treasurer. Jack Windeler motioned to appoint Kathleen McCormick, Treasurer, Ken Nord seconded, motion passed. She will serve through December 2014.
- b. Turnover from Rhoda Musella will take place after Labor Day week-end.
- c. Bruce will look into the reasoning for collecting dues in July, instead of January.
- d. The Board approved reimbursing stop payment fee for a lost check.
- e. Nancy Smith, Gil Geisz, and Wayne Gardner will be voted on to complete their terms thru December 2013. Brian Freese will be voted on for a 1 year term. Bruce Froehler motioned to approve the Annual Meeting Letter, Gil Geisz seconded, motion passed. Rhoda Musella will get the letter, proxy card (blue), and water meter "post card" (yellow) printed for mailing before September 15. The water meter cards will be mailed with the Letter along with return postage on the proxy cards.

2. Maintenance/Landscape

- a. Common Area thinning project has been completed and was very successful.
- b. Mowing – We have had 2 mowings this year and the wildflowers are flourishing. We will consider a final mowing of the entire field at the end of the season.

3. DRC/Covenants

- a. A playhouse was approved.
- b. A work shed was approved.
- c. Additional items are on the table, Wayne Gardner will report on these at next month's meeting.
- d. 4 covenant issues involving a barking dog, 2 RV parking issues and an issue regarding storage of processed firewood were all resolved satisfactorily.

4. Water – Meter reading cards will go out with Annual Letter next month.

5. Forestry

- a. Upon Dave Root's final inspection of the common area, he noted many saplings and 3-4 larger trees that could be removed. Jack Windeler removed approximately 70 saplings. Jack Windeler, Wayne Gardner and Rhoda Musella will get together in the next couple of days to mark these trees and commission Colorado Family Tree and Landscape to remove them.
- b. We need to consider future projects that are in line with our CWPP. We will

discuss this at the next meeting.

D. Other Business

1. Ken Nord has been recording pot holes and cracks in our streets to report to El Paso County for repair.
2. It was suggested that we link the El Paso County website on our website so homeowners can report road disrepair and participate in surveys/opinion polls. Kathleen McCormick will forward the email address to Rhoda Musella for posting.
3. The HOA may want to contact the county to put us on their plow list.
4. A homeowner expressed her dissatisfaction of the removal of her NO TRESPASSING signs, on her property, without her permission. **It is unknown who removed the signs.** She was encouraged to discuss her issues with her neighbor.

D. Adjourned – 8:55 pm. M – Brian, S – Gil