

WISSELER RANCH HOA MEETING MINUTES

Wednesday, February 16, 2011

Musella Residence

Meeting was called to order at 7:02pm by Brian Freese.

Board Members in Attendance: Brian Freese, Rhoda Musella, Bruce Froehler, Nancy Smith and Wayne Gardner.

Non-Board members in Attendance: Teresa Barnes (treasurer), Kathleen McCormick.

Notice of Meeting was posted at the mailbox bulletin board on February 9.

January Minutes were read, motion to approve by Brian, Second by Rhoda, unanimously approved.

TREASURER'S REPORT:

Teresa gave Rhoda 2003-2010 printouts of the HOA bank account so she can further her efforts in verifying the books. Brian signed off on the January 2011 Capitol Reserve Statement and People's Bank Statement. This will now be done monthly for verification purposes. Teresa will transfer the \$10,000 from the general account to the Capitol Reserve account. Forest service monies for 2011 projects will be moved into the Capitol Reserve Account, \$3,000 for Phase II of the Common Area project from the Forest Service matching Funds line item. This decreases the Forest Service matching Funds line item to \$1500 from \$4500. This money is earmarked for the May slash removal project.

COVENANTS:

A legal document was discovered that addresses procedures for violations. There are some contradictions to other documents in print. The Board will be sorting these things out.

MAINTENANCE AND LANDSCAPE:

It was suggested that we purchase a small mower with a snow blade attachment for mowing the smaller areas and keeping the snow clear in the mailbox area. It was estimated at a cost of around \$2,000. The board rejects the idea at this time.

WATER:

Bruce presented the Water Summary Report for 2010. This report will be posted on the website. A fine schedule was discussed to protect new homeowners against outgoing violators. Bruce will contact the Water Board to get some guidance. The Board is entertaining the idea of hiring an outside meter reading service every few years to keep the integrity of our readings in check.

There is now, currently in place, protocol to get meter readings by Bruce before we turn over paperwork to the escrow companies.

FORESTRY:

Wissler Ranch is now recognized as part of the Firewise Communities. This is an assembly of communities working to become safer from wildland fire hazards. We have been granted \$1500 in matching funds for our May slash removal project. Information will be forthcoming. Watch the bulletin board at the mailboxes. We will be contacting homeowners with beetle/mistletoe infested trees to discuss removal of these trees before June. We will check with the Forestry/County departments to see if grant monies for homeowners to aid in the cost of removing the trees are available. We will also contact a tree removal service to get a quote for removing the trees. This will be paid by the homeowners.

OLD BUSINESS:

Xeriscaping project for the Main entrance will be considered in the 2012 budget.

After discussing parameters involving the TruGreen (weed abatement) and Elk Creek (mowing) contracts, Teresa will get 2-3 bids from other businesses to see if they're competitive.

NEW BUSINESS:

It was suggested that we make 3 way stops throughout Wissler Ranch, to slow down our residents. We are considering this idea, along with others (increased patrols/radar trailer). Unsafe driving continues along with unsafe ATV activities. Hawk Ridge has expressed concerns regarding our residents speeding through their community.

Rhoda will read through the website and look for any updating that needs to be done.

A motion to adjourn at 9:02pm was made by Brian, Second by Bruce, the motion was unanimously approved by all members.