

WISSLER RANCH HOA MEETING MINUTES

Wednesday, January 19, 2011

Musella Residence

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

Board Members in Attendance: Brian Freese, Jack Windeler, Rhoda Musella, Bruce Froehler, Ken Nord.

Non-Board members in Attendance: Teresa Barnes (treasurer), Katherine Froehler, Kathleen McCormick, Susan Nord, Paul and Nancy Smith, Wayne Gardner, Eric Doremus. Scott Northway from TruGreen was in attendance to present the contract for 2011-2013 – Common Area Parking lot/path Weed Control.

COMMON AREA PARKING LOT/PATH WEED CONTROL – Scott presented a contract for the 2011-2013 time period. The rates were kept at the last contract price - \$2,500 per year payable in 4 installments each year if we lock in for 3 years. At a one year rate the cost would be \$2,625 (a 5% reduction for a 3 year lock). This contract price was put in the budget, however inquiries as to the types of chemicals used and how often they need to be applied will be made. We will verify that they have a license to apply such products, per EPA guidelines. As potency can be harmful to small pets for the first 30 minutes, they will notify us before each spraying and post flags. Currently they are spraying the path and 10' on either side. Areas include: parking lot, walking path, baseball field and playground area.

ELK CREEK PROPOSAL - \$4,500 of the bid was put into the budget. However, in an attempt to reduce our costs and get the area back to a natural state, Wayne Gardner, assisted by Kathleen McCormick, will research wildflower species for our elevation, and their life cycles to maximize flower reproduction. Mowing intervals may be decreased, thus saving money in the budget. More information to follow. Entrance maintenance will be evaluated also.

As this meeting was held to solidify the 2011 budget for a March Vote, committee reports were not given.

The Board will consider reducing the size of the Water Meter Reading card in October to standard post card size so we can send them out at the post card rate.

It was suggested that in lieu of a full out audit (\$4,000), that we put together monthly reviews of the books. We will try to verify that the books are accurate to avoid hiring a bookkeeper.

The fluctuating electric bills could be due to a timer at the mailbox area. The board will look into the changing of the program twice a year to cut costs down.

A motion to accept the proposed budget was made by Brian, Second by Ken, the motion was unanimously approved by all members.

There are 3 vacancies on the Board. A motion to appoint Nancy Smith (Board Member at large) and Wayne Gardner (DRC and Common Area) to board positions, subject to voter approval at the Annual meeting in October, was made by Brian, Second by Bruce, the motion was unanimously approved by all members.

OLD BUSINESS: Rhoda passed on information that Qwest will be expanding their hub, allowing internet access throughout the community. Eric Doremus is researching different alternatives and will be confirming Qwest. More to follow.

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