

Wissler Ranch HOA Meeting Minutes

From

Wednesday, June 15, 2011

- A. Call to order 7:02 pm
 - 1. Attendance
 - a. Board Members: Jack Windeler, Bruce/Katherine Froehler, Wayne Gardner, Gil Geisz, Nancy Smith, Brian Freese
 - b. Residents: Ron Williams, Susan Grant, Charity Mills, Kathleen McCormick
 - 2. Thank you to Wayne Gardner and his wife for opening their home for this meeting.
- B. Motion to accept May's minutes: M – Gil, S – Brian, approved
- C. Unfinished business
 - 1. Slash removal
 - a. \$1300 cost, savings to the community - \$250
 - b. 70% of the community participated.
 - c. Thank you to Rhoda Musella for her hard work in organizing the project.
 - d. Thank you to the volunteers who generously donated their time to make this project a success.
 - e. Suggestions for next year:
 - i. Ask homeowners to participate in chipping their own slash, it will make the work go faster and help residents to get acquainted.
 - ii. Provide sandwiches and sodas for the crews.
 - iii. One chipper broke down; the teams learned that the filters need to be periodically cleaned to prevent engine shutdown. Otherwise the machines functioned normally.
 - 2. Wavy Oak dues nonpayment lawsuit
 - a. Ken Nord talked to the DA. Most likely option is to put a lien on the property.
 - b. Jack Windeler talked to an expert on HOA law: A collection letter will cost \$100; filing a lien with El Paso County will cost \$100. Proposal is to do one collection letter, and if that does not result in payment, we will, per Colorado

state law, put a lien on the property. Motion to allocate \$200 for this plan: M – Jack, S- Wayne, approved.

D. Committee Reports

1. Treasurer

- a. \$284 saved on slash removal, \$3K in matching funds for thinning is in the capital reserve.
- b. Mowing for the summer will cost around \$2K.
- c. \$4K is freed up to spend on other items.

2. Maintenance/Landscape

- a. Some kids on motorcycles have been riding in the common area and doing donuts in the parking lot. Gil spoke to them. Other kids have been riding on the streets. One of the parents of the youngster riding on the street came to the meeting. The Monument Police told her that it is ok to ride on the streets. However, El Paso County Sheriff has jurisdiction here; the law says that motor scooters less than 50cc are not allowed on public streets, and scooters larger than 50cc must be licensed. The scooter in question is 49cc. **(Brian's question: where can kids ride these bikes safely and lawfully?)**
- b. Mowing – Wayne will walk the commons area on 6/20 with the mower to determine what needs to be done. Earlier the mower recommended waiting a bit because there are a lot of wild flowers in bloom now. Wayne and the mower will decide the next cutting date. The cost is to be negotiated; the mowing company indicated that they desire a long-term relationship with Wissler Ranch and will work with us on pricing.

3. DRC/Covenants

- a. Trailer on Wavy Oak – The owner erected lattice framework that obscures it from view. DRC approved. Item closed.
- b. Motion to attach the April Covenants report to these minutes: M – Jack, S – Bruce, approved.
- c. Thanks to Jack for talking to buyers and sellers about Wissler Ranch Covenants.

4. Water – To all residents: the year is half over, please check your water usage to make sure that you are on track to not exceed your annual allotment.

5. Forestry

- a. Common area, Colorado Tree and Landscaping made the following offerings:

- i. **Watering – \$500, which includes one watering per week of the gates through the growing season. Motion was made to accept this bid: M – Jack, S – Bruce, approved.**
- ii. **Tree trimming – \$4K to complete common area; this includes marking trees and removing branches under the supervision of HOA members. Motion to approve \$1K to start; Wayne will monitor the progress, rest of monies will be released after initial inspection is completed to the satisfaction of the board: M – Wayne, S – Jack, approved.**
- iii. **Gate maintenance – Motion to approve \$1200K to remove all dead trees and vegetation from the entrances, replace with draught-resistant plants, and remulch. Wayne will supervise. Motion to proceed: M – Jack, S – Gil, approved.**
- iv. **Note: all three bids were compared against known prices and felt to be the best value for the service.**

E. New business

1. **Homeowners' insurance – several residents reported significant rate increases this year. Speculation is that this could be hail-related, due to quite a few roofs being replaced last summer. If anyone else has experienced rate increases and would like to inform the board, please feel free to do so. All communications will be anonymous. We will investigate this further and try to determine if there is anything we can do as a board to persuade insurance companies to reconsider their assessments. If the issue is fire-related, we will assemble literature detailing what Wissler Ranch has done to mitigate fire danger in the community.**
2. **Newsletter – thank you to Nancy Smith for the good work in assembling the newsletter. It will be sent out as email and posted at the mailbox and on the website. We will add the comment that fireworks are banned within Wissler Ranch. There was discussion that the newsletter should be mailed with the annual dues assessment so that it has a higher chance of being read versus email or the website.**
3. **Animal control – for all animal issues, please contact El Paso County Animal Control. They have authority in this matter.**

F. Adjourned – 8:28 pm. M – Brian, S – Bruce