

Wissler Ranch HOA Meeting Minutes
Monument Library
June 30, 2011

Meeting was called to order by Brian Freese at 7:01 pm.

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

Others in Attendance: Paul Smith, Katherine Froehler, Joe/Mary Felchlin, Sandy Mauer, Charity Mills

The issue of No Trespassing signs posted on a property without Board approval was discussed. The State allows these signs as long as they are kept up. Covenants state that no signs are to be posted without Board approval. A Board member will be speaking with the homeowner in hopes to resolve this issue

The Title Report issue regarding the sale of an empty lot as it refers to Fire mitigation comments has been reworded for the Title Report. This is no longer an issue. Changes to the Title Report will be made to include a "recommendations section" to address these issues in the future.

Common Area – Phase II specifications are being drawn up. The contract will be awarded to Colorado Family Tree & Landscaping for \$4800. Work to commence the week of July 4th and take two weeks to complete. Grant money totaling \$3100 was awarded on June 20 by Dave Root (Colorado Forestry). This is per approved budget.

Watering of front entrances contract (\$500 for the 2011 growing season) will be signed and commence immediately.

Weeding/removal of dead foliage and trees in the front entrances contract (\$500 for the 2011 growing season) will be signed and commence immediately.

Nancy went over the changes to the newsletter. Motion to approve by Rhoda, second by Jack, all approved. Rhoda will send newsletter to be posted on the website. Also, a copy will be mailed to all homeowners along with their bill if they haven't gone out already. If bills have already gone out, we will consider a separate mailing. Suggested that to keep homeowners informed of covenant issues, that we highlight a couple of them every year in the newsletter. Suggest extending the deadline for dues if the bills have not been sent out to give homeowners 30 days. Dues are usually due by July 15th.

The Board will be looking at changing committee procedures to incorporate Board vote on sensitive issues. More discussion at the August Board meeting.

Teresa Barnes is resigning as Treasurer, Nancy made a motion for Rhoda Musella, Secretary, to fill in as treasurer until our next Board meeting, at which time a replacement will be appointed until the end of 2011, seconded by Jack. All approved.

Motion to adjourn made by Wayne, second by Brian, all approved at 8:06 pm.