

WRHOA Annual Meeting November 14, 2012

Prairie Winds Elementary 7:00 PM

Call to order 7:00

Attendance: Board Members: Brian Freese, Board President, Ken Nord, Vice President, Bruce Froehler, Wayne Gardner, Jack Windeler, Nancy Smith

Kathleen McCormick Treasurer, Sandy Maurer, Welcome Committee

Homeowners: Rhoda Musella, Lori Koepsell, Dave and Tammy McLeran, Jim Hansen, Roger Carleton, Joe McCormick, Rebecca Berry, Susan Nord, Katherine Froehler, Fran Freese, Susan Aspenson, John Celestre

Welcome

Introduction of Board Members, Treasurer, Welcome Committee

2011 Annual WRHOA Meeting Minutes were read and approved...Bruce Froehler motioned to approve, Ken Nord 2nd....99% voted yes....1 voted no

Officers Committee Reports:

Bruce Froehler - Water Committee reported 100% of our homeowners were in compliance in reporting water usage this year. Five residence's went over the limit of 122,000 gallons. The homeowners will be notified. It was noted that if anyone in Wissler Ranch has their water meters replaced, please notify the Board so that an accurate reading can be reported in November to the State Water Rights Board.

Common Area - The lighting at the Mail Box Structure has been updated with motion sensors and more energy efficient lighting.

We will implement a more efficient coordination with realtors and Title companies to collect and deliver information on home sales. Specifically targeting accurate water meter readings for closings and ensuring there are no covenant violations before closing.

Road Maintenance - Ken Nord has kept in contact and will continue to keep in contact with El Paso County Transportation to ensure our roads will be attended to when road repair and maintenance is scheduled by the County.

The Board has made an effort to resolve potential non insurance issues for Wissler Ranch homeowners in the wake of the Waldo Canyon fires.

The Forestry Dept. conducted inspections of our community, looking for evidence of Pine Beetle and the Ips Beetle. Two Pine Beetle infested trees were located and 21 trees were found to have been hit by the Ips Beetle. 8 lots are affected by these identified trees. Jack Windeler ensures us these trees will be removed from our community by next summer. The infested trees were in the vicinity of Twisted Pine and Box Oak.

John Celestre pointed out that the Forestry Dept inspections are not exhaustive. The are conducting a cursory inspection of the trees. Homeowners should be proactive in walking their property and inspect their trees from time to time. You should take a knowledgeable person along with you if you aren't certain of what a beetle hit looks

like. Pine Beetles hit higher on the tree, while the Ips beetle hit the lower portion with pitch tubes. The health of the tree is a consideration for the vulnerability of a beetle hit.

On going Maintenance - Weed control program for the trail, park, parking lot, playground area. The teen volunteer program implemented last year by Jack Windeler worked well with good results.

The mowing contract secured by Wayne Gardner for the common area and entrances is working very well.

We will review these two programs for next year to ensure that they continue to work well for our community. The mowing contract and the weed control

program have saved us considerably in what we had previously budgeted. An inquiry was made as to where the saved funds were directed. Kathleen suggested we address the question when she presented her Budget report.

Projects for 2013

Mailbox Structure Modifications - Planning an improved enclosure

Fire Mitigation - Common Area - researching Forestry grants

Slash Removal - On going inspections

Develop a neighborhood evacuation plan in the wake of this past summer's fires in Colorado (Rhoda noted this is included in the FireWise Program) we will review this plan.

Safety Issues

Vandalism - Be observant of strange cars in the community, parked at the common area and throughout the neighborhood

Traffic - Speeding has been an on going issue in our community. A traffic trailer was put in place for a week on Lockridge and we plan to continue with the program, making drivers in our community aware of the speeding problem. If you observe someone speeding in the community, get the license plate number and report it to law enforcement.

Fire

Accidental Ignition - cooking out on grills, starting a weed wacker when ground cover is very dry with possible sparking

Lightening

Arson

Flying embers from nearby fires

Being aware of these possibilities and when the potential is there.

Budget

Kathleen reviewed expenditures for 2012. We will have approximately \$3000.00 overage at the end of this year, which will be allocated to the Capital Reserve Fund. The Capital Reserve Fund is set aside for maintenance on our common area assets which amount to \$130,000.00. This includes the Mail Box Structure, playground equipment, cisterns, entrances signs, baseball backstop, windmill, trails, parking lot. These are all areas which require maintenance and upgrades and or replacement. We have a Budget of \$59,100 for the fiscal year.

Funds are also set aside for the Fire Wise Fund. We have paid for 2 Forestry inspections this year. ***Addendum: A slash project was not budgeted in 2012. We budgeted a Fire Wise fund deposit to hold and aggregate for future projects and a forest health review.***

Proposed 2013 Budget will be sent out in January to homeowners. As of now it is semi-aligned with the 2012 budget as we have had no major changes in our budget. It is allowable to carry over funds in the Capital Reserve Fund at the end of a year. The issue of the administrative costs being up \$300 this year was addressed. The Board decided to approve the implementation of a FedEx acct to handle printing and mailing

of Wissler Ranch mailings. It has proven to be a cost well spent due to the amount of volunteer hours it takes to complete such tasks. Kathleen mailed the Annual meeting notice/proxy cards this year due to the required 30 day notice before the Annual Meeting. The Secretary was on vacation and did not have time to get the notice out to homeowners.

Cisterns

The three cisterns need to be inspected to ensure they are adequately filled. Rhoda Musella informed us that the Fire Dept will inspect the cisterns to see if they are holding water, however, they will not inspect them for defects. In order to determine if there are leaks, the water would need to be drained then inspected by a business which performs such tasks. If when inspected by the Fire Dept, it is determined the cisterns are holding water, we could assume there are no leaks at this time. There are 3 cisterns in Wissler Ranch. 1 at the

entry at the common area, 1 on Twisted Pine and Kersdale, 1 on Lockridge at Twisted Pine.

Covenants

Barking and loose dogs have been the main covenant complaints in our community.

RV parking is yet another area which regularly the Board receives complaints, mainly in the summer months

Unapproved dog runs, fences and sheds is another area in which we hear occasional complaints.

It is advised that when there is a problem with your neighbor, such as barking dogs, if you feel comfortable in doing so, speak with them first. If not, contact a Board member with your concerns and relay your recommendations for solutions.

If you are planning to begin a project on your property, please read Wissler Ranch documents such as Covenants and Design Guidelines. If you plan to alter an approved project, you need to contact the DRC for approval before doing so.

Board Positions

It was presented that there are no positions on the Board open at this time.

It was also presented that there is a need for committee members, to include committee positions on Design Review Committee, Covenants Committee, Common Area Committee, and Fire Protection/Forestry Committee.

It was stated that the desired number of Board members should remain at 6.

A question was submitted to the Board as to why the number remains at 6 Board members when the by laws state that as many as 9 members are allowable. It was pointed out that having an even number of members on the Board brought forth a great potential for deadlock decisions. Having an odd number would eliminate that very real possibility.

This will be an agenda item for the January meeting for discussion and resolution. Homeowners are encouraged to attend monthly meetings to give input and suggestions and to hopefully become involved in the community.

Slash Project

A question as to why we did not conduct a Slash Project this year was posed. Jack stated we do have money budgeted, however, there was some question by a couple of homeowners as to why we spend HOA money to provide this type of program for just some who are participating. It was pointed out that not everyone uses the playground or common area, yet, HOA funds are spent to maintain those areas for the enjoyment of all who choose to use it. The Slash Project is available to every homeowner. Those who choose not to participate are "opting out" of the project. We will be addressing this topic and how to make the Project happen for those who are interested. The previous Slash Project was very successful and there were a great many participants. Our part of the forest was made safer for having the project, removing slash, fire fuel, and beetle kill timber. This topic will be on the agenda for the January meeting. ***Addendum: A slash project was not budgeted in 2012. We budgeted a Fire Wise fund deposit to hold and aggregate for future projects and a forest health review. Noted under the Budget report.***

Newsletter

This is a way of communicating to homeowners the happenings in the neighborhood. We will be discussing the Newsletter at the January meeting. Please let any Board member know if you would like to participate in putting the Newsletter together, any

suggestions for articles, items of interest, or desired features in the Newsletter. We hope to have the Newsletter out in early Spring.

At 8:25, Ken Nord made the motion to adjourn. Sue Aspenson 2nd the motion. All were in favor.