

WRHOA April Meeting Minutes

April 18th, 2012

7:00 PM

Smith Residence

Meeting called to order 7:01

Attendance: Board Members: Brian Freese, Jack Windeler, Wayne Gardner, Bruce Froehler, Nancy Smith
Treasurer: Kathleen McCormick

Homeowners: Katherine Froehler, Paul Smith

Reading of the March HOA Meeting minutes by Brian Freese.

Motion to accept amended March minutes: Bruce motion to accept. Wayne seconded motion. All voted in favor. Minutes will be posted to website this week.

Old Business:

Fence situation: An appropriate written response was sent to the affected party.

Newsletter: Newsletter will be finalized before the May meeting and mailed to homeowners. The Newsletter will also be posted on the WR website and a hard copy will be posted on the Bulletin Board at the Mailbox Structure. Jack will send Nancy a revision of the Covenant and Internet Access articles to be included in the Newsletter. Kathleen will walk Nancy through the steps in using the FedEx acct. to carry out the mailing of the Newsletter.

New Business:

HOA dues: A reminder of the due date will be posted at the Mailbox Structure. Due to the change of the Dues due date this year, if there were to be confusion or questions, the Board felt it appropriate to post a reminder and contact information for homeowners.

Homeowners Insurance coverage, Point of Discussion: It was brought to the attention of the Board that some Insurance companies are no longer covering homes in forested areas in Colorado due to fire danger. Because Wissler Ranch Homeowners have taken a proactive approach to lessening our risks of a devastating fire, the HOA has decided to draft a letter to Insurance companies, detailing steps which we have taken to lower the fire risks. Rhoda Musella and Jack Windeler headed up the task to rid our community of slash and beetle infested trees last year. Wissler Ranch was awarded the "FireWise" designation by the Forestry Dept. in 2011. Dave Root, CO. Forestry agent, with whom we have worked, will be contacted concerning a possible statement from the Forestry Dept. verifying our efforts. This will be a team effort of the Board, to compose a letter and sign off on it at the May meeting. It was suggested to keep the letter brief and to only one page.

Committee Reports:

Treasurer: Kathleen presented our current budgetary status. CPA does not anticipate any taxes incurred for this year as we operate as a 501C3 HOA. So far this year our expenses have been \$4,427.00, which is a bit higher for this time period, but it appears all is balancing out with monies saved on mowing contracts, weed control, etc. So far, 31 homeowners have paid their HOA dues for this year. Two homeowners have not paid their dues from last year. Board will need to decide what action to take concerning non payment of dues. Kathleen used our FedEx acct to send the HOA Dues notices and it worked out very well for our community. Saving time and monies for such tasks.

Covenants: Jack Windeler proposed a vote to be taken as to whether the Board believes a covenant violation occurred when a homeowner deviated from the DRC approved property fence. The approved length of the fence was 95ft. The homeowner built a fence 128ft. and there were observations made concerning the fence being poorly constructed. A motion was made for a vote, whether a tentative violation of covenants has occurred. All Board members voted affirmative. A motion was made to appoint two Board members to meet with the homeowner to discuss the tentative covenant violation aspects to be resolved. This committee will report their findings to the Board. Motion made by Brian. Seconded by Jack. All in favor. Committee will attempt to meet with the homeowner by months end

.DRC: Wayne Gardner: The mowing contract is up for renewal. Don Hardin agreed to continue to provide the same mowing service as he did in 2011 for the same price. He would like to reserve the right to renegotiate the price should he encounter a substantial increase in gas or labor cost. Wissler Ranch will contact Don when it is time for a mowing, rather than setting a regular scheduled time. Motion to renew made by Brian. Seconded by Jack. All voted in favor. Watering the front entrance plants and trees will be decided once Wayne drafts a rework of that area. The goal is to incorporate native, low watering plants at the entrance. Wayne will present his findings at the June meeting. Weed control: There are noxious weeds growing in the common area and it is the determination of the Board that we should receive bids from several Weed Control companies. Our findings will be presented at next month's meeting. Mailbox Structure: Barbara Keller was consulted and she is having a plan drawn up for us. Jack and Wayne plan to look at a couple of structures constructed in neighboring communities for ideas. For now, the aprons put in place during the winter, are working well at keeping ice from building up within the Mailbox Structure.

Forestry: Jack Windeler: Dave Root was contacted concerning possible grants offered to homeowners to thin trees on their property. There is a matching grant of \$500.00 per acre to clean up property. The grant expires in August. Dave Root advised Jack that there is actually only one swarm date at our altitude for the Pine Beetle, that being late July, early August. At present there are three known infected trees in our community, which will be removed well before the swarm date. It was learned that the US Dept of Agriculture offers weed control grants. The grant expired in March, The Board will investigate eligibility for this grant for next year.

Further business: It was suggested to mention in the Newsletter for the upcoming summer season, any construction, remodels, modifications to homes/ property, must be submitted to and approved by the DRC, before embarking upon such projects. So noted.

Move to adjourn 8:50 Jack motion, Brian seconded....all in favor.