

WRHOA August Board Meeting

August 15, 2012 7:00PM

Windeler Residence

Attending: Board members: Brian Freese, Ken Nord, Wayne Gardner, Jack Windeler, Nancy Smith,
Treasurer: Kathleen McCormick
Residents: Katherine Froehler, Rhoda Musella

Old Business:

June WRHOA meeting minutes: Board members will read the minutes and contact Nancy with changes and or approval.

Letter to Insurance Companies: Brian will draft a letter to local Insurance agents. Board members will receive the draft to review for edits or approval. This will be discussed at the September meeting. Due to recent fires in Colorado, the Board has decided to be proactive in efforts to understand changes in our homeowner insurance rates in Colorado.

Fire Mitigation in WR: The FireWise Award, which was awarded to WR for our fire mitigation efforts, requires ongoing mitigation projects. It was proposed to hire a professional tree service with future forestry grant money. For homeowners desiring to participate, the remaining cost after implementing grant money, would be split between participants. Homeowners will be notified of plans and asked if interested in a community slash project for next year. Ongoing risks of doing nothing to mitigate would be: Safety, Uninsurable, High insurance rates.

To summarize: Jack will conduct a fact finding initiative with our local Fire Dept.

Jack will contact Dave Root of the US Forestry Dept, with whom we have a working relationship.

Ken will contact several local insurance agents for a possible Q and A at the upcoming Annual October WR community meeting

Brian will enlist neighboring HOA's in a cooperative effort to ensure homeowners have affordable homeowners insurance for their property

Jack will contact Amy Stephens and Doug Lamborn to inquire what is being done at the state and federal levels to ensure insurance protection for homeowners.

Brian will compose a draft letter to insurance agents and present it to Board members at the next meeting for consideration.

Weed Control: Forty hours of the approved 100 have been completed by neighborhood teens pulling weeds at the common area.

Kathleen will send the link for a possible grant for Weed Control from the Dept of Agriculture to Board members. It was decided we should research, before the end of the year, information about the grant and acquire bids for weed control for the trail in the common area.

New Business:

Speeding: Residents have noted there are several habitual speeders in the community. Discussion as to whether we should implement a traffic calming effort, notify the Sheriff, or place signs, noting there are children at play. This will be discussed at the Sept meeting. It was suggested to speak to the offending speeders. Hawk Ridge HOA has also asked for our help in calming speeders through their neighborhood, as Kersdale is an adjoining road into our neighborhood. Let's all be considerate.

Barking Dogs: A homeowner on Wissler Ranch noted constant barking of a neighbor's dog. Seems the dog is left to bark for several hours in the morning.

Another homeowner on Roaming noted barking dogs are left unattended in a dog run for the entire day and into the evening hours.

Jack will look into the nuisance violations.

Committee Reports:

Treasurer Report:

Kathleen reported 14,779.00 in account. 140.00 was spent on the Newsletter mailing. The tax preparer has not yet filed WR taxes. Kathleen will be contacting the preparer for an update. There will be an inspection of trees in the neighborhood once again this November. The cost is covered by budgeted funds in our FireWise Fund and should be 1900.00. Insurance costs of 1058.00 was paid.

We are on budget.

Three homeowners have not paid HOA fees for 2012. One registered letter was returned, unopened and unsigned. One homeowner paid 2011 fees, which were late. They did not pay 2012, however. One homeowner paid less than half of the fee with no explanation as to why.

Motion to accept the homeowner payment of the late 2011 fee, contingent that the check clears, was made by Jack. Seconded by Wayne. Our lawyer will be contacted as to what action to take for homeowners not paying fee. Jack and Brian will follow up with the two homeowners living in the neighborhood who have not paid or only paid in part this year. Kathleen and Jack will research legal issues concerning recourse for non payment of HOA fees.

DRC Report:

A dog run on Roaming Drive was approved

A suggestion was made that when a dog run is approved, a warning should be given to homeowners about leaving unattended barking dogs in run, as this has become a problem.

Landscaping for the entrance will be postponed until Spring. Xeriscaping is the desired solution due to lack of water availability for watering plants at the entrance. Dead trees and foliage will be removed.

Mailbox structure was discussed. Do we enclose on three sides? Half wall instead of top to bottom sides? To frame three sides the bid was 2900.00. To prepare sides for stucco ready only, the bid was 2100.00. Wayne should receive a report from Barbara Keller on architectural options for the structure. The Post Office will work with us if we need boxes moved or situated differently, which doesn't seem to be a need right now.

Covenants Report:

The barking dog issue on Twisted Pine may be resolved with the involvement of Animal Control.

The property on Lockridge, which has had ongoing covenant violation complaints from residents, has been vacated by the renters. Homeowners are responsible for their renters and their adherence to community covenants and guidelines.

Think about where to have September and Annual Community October meetings.

Motion to adjourn 9:35 made by Jack Seconded by Brian All agreed