Call to order 12:49

Attendance: Brian Freese, Ken Nord, Jack Windeler, Nancy Smith, Board members

Kathleen McCormick, Treasurer John Celestre, homeowner

Special meeting called to discuss the proposed 2013 Budget for Wissler Ranch HOA

First order of business: *Discuss how to appropriate end of the year overage of monies*

Ken motioned to hold off on decision concerning where to allocate the $3000.00 overage until cisterns are assessed and or inspected. Brian seconded the motion. All were in favor.

Nancy will contact the Tri Lakes Fire District to ascertain if they inspect or assess cisterns in their District. WR has 3 cisterns in the community. Each holds 5,000 gallons of water

Kathleen reviewed the 2012 Budget and Expenses

Legal fees have been collected, in part, for the property on Wavy Oak.

FireWise Inspection was budgeted. A second inspection, not budgeted for this year, was billed and monies were taken from the Management Reserve Fund to satisfy that bill.

Expenses:

Administrative costs are up

Common Area expenses were down

Insurance expenses were up due to two years being paid this year.

Legal fees up slightly

Utilities were down a bit, perhaps due to the changing to energy efficient lighting at the mailbox structure....we will monitor the expenses to see if this is making a difference in the bills

Water Augmentation Plan bill was paid twice this year

End of the year Bank Statement will be attached to minutes ****

Kathleen presented the 2013 Proposed Budget

Mailbox Structure modifications/improvements has been allocated $12,000 in the Budget

Assessments will be sent out to homeowners by January 5th with a copy of the proposed 2013 Budget. Kathleen will handle the mailing through our FedEx acct.

Nancy motioned to accept the proposed budget Ken 2nd to accept All voted in favor.

The January WRHOA meeting will include a budget discussion.

1:45 Ken motioned for adjournment

Jack seconded

All in favor