

Wissler Ranch HOA Annual Budge Meeting Minutes  
February 15, 2012 7:00 PM  
Freese Residence

Meeting called to order 7:10

Board Members present: Brian Freese, Ken Nord, Jack Windeler, Nancy Smith  
Kathleen McCormick, Treasurer

Homeowners present: Paul Smith, Bill Schmidt

Introductions were made

January minutes were approved with a motion from Jack Windeler, seconded by Bill. All approved

2012 WRHOA Budget was presented and passed with a motion by Jack Windeler, seconded by Ken Nord All approved

It was noted that Wissler Ranch is fortunate to have one of the lowest HOA fees in the area. By law, we are not to take in more than we spend. When there are overages, we place monies into the Capital Reserve Fund for future projects, modifications, repairs and maintenance.

Improvements:

Next month we will discuss the Mailbox Area improvement.

An Entrance Sign on Kersdale Drive. Homeowner Tim Campbell has volunteered to help with the Kersdale project.

Cisterns should be inspected as a proactive move. Ken will look into who we should contact to conduct an inspection.

Tri Lakes Lighting has repaired lighting at the Mailbox Area. The timer is working and we will keep any lighting project to a minimum until the Mailbox Enclosure project is presented. The desire is to provide safe lighting for homeowners while keeping light pollution to a minimum.

To be discussed next month:

Forest Service Beetle Inspection

Insurance carrier for WR HOA

Bulletin Board Replacement

Maintenance of front entrance signs

Snow Removal: County should be called by WR Homeowners with regards to their assessment of how well our roads are being maintained and snow removal in a timely manner. The more homeowners calling, the more likely we will be heard and responded to by the County. With the last big snow we received, Still Glen was not plowed, with other areas in our neighborhood not being cleared as well as in the past.

HOA Dues due date:

Notices will go out in March, to be payable in April. Homeowners will be assessed 18% interest after 60 days late from the 30<sup>th</sup> day. Three homeowners have not yet paid their dues from last year.

Internet Service:

A Survey will go out to homeowners to find out who needs or is not pleased with, their internet service. Homeowners will be surveyed as to who would be willing to be assessed a cost for bringing in Comcast to the neighborhood. Jack and Bill will coordinate efforts to scope out service to a limited number of homes, as well as, a proposal for serving the entire neighborhood. We will discuss their findings at the March meeting.

The HOA now has a FedEx acct for mailing services. Kathleen will report to us the procedures as to how to use this new service.

Move to adjourn 8:37

All in favor So moved.