

Wissler Ranch HOA Board Meeting Minutes
January 18, 2012
Smith Residence 20275 Roaming Drive

Meeting called to order at 7:15

Board Members in attendance: Brian Freese, Ken Nord, Wayne Gardner, Nancy Smith

Treasurer: Kathleen McCormick

Homeowner: Paul Smith

Guest: Nigel Cass, American Family Insurance Agent

Insurance: Nigel Cass attended this meeting to answer questions concerning the policy held by Wissler Ranch HOA for common areas, cisterns, and Board Officers. There is liability coverage for the aforementioned areas. Mr. Cass will research the cost of property loss for the Windmill located in the common area, plus, the actual coverage for the three cisterns in the neighborhood.

HOA dues due date: We are currently running the budget approx. 6 months in arrears, caused by due dates slipping in past years. To operate on a more aligned budget, the due date for HOA dues will be adjusted. The goal for 2013 is to have dues paid in February, sending notices to homeowners in January. In order to phase in the date change, 2012 HOA dues will be due in April, with notices being sent out in March. This process will be discussed at the HOA Budget Meeting next month. The motion to move was made by Brian Freese, seconded by Ken Nord. All in favor.

Slash Project 2012: There will be no HOA sponsored Slash Project for 2012. Funds will be placed in the Fire Wise Fund for future projects.

Cisterns: The three cisterns located in Wissler Ranch are our only immediate water reserves. Ken will contact a Cistern Inspection Business to evaluate our cisterns.

Wissler Ranch Newsletter: Nancy will contact Gerry Major, our Neighborhood Watch chairperson, to include a solicitation for Newsletter ideas on her next emailing to homeowners. Some ideas for the Newsletter include: Winter watering, reminder to monitor our water meters throughout the year, notifying the County of any pot holes or road cracks we notice in the neighborhood. The more homeowners who will report to the County of poor conditions on our roads, the more likely we will be heard. Ken has spoken with the County and has found their road repair schedule has yet to be decided.

Capital Reserve Projects: Mailbox Shelter, Lighting, and Bulletin Boards are three areas of focus. Ken received bids for updating our lighting at the Mailbox Shelter, with bids ranging from \$500-\$600. There is a proposal to enclose the Mailbox Shelter in 2013, which will alter our lighting needs. Ken will speak with the Lighting company about making the most impactful, yet, minimal changes for now. Wayne will research replacements for the Bulletin Boards, and designs for the proposed Mailbox Shelter enclosure. The proposed enclosure would have three solid sides, with the front of the Shelter open, much like bus stop shelters.

Treasurers Report: No changes

DRC: No plans submitted

Covenants: No report

Fire Wise Fund: Wayne will submit a draft defining the Fire Wise Fund, with the inclusions of Vegetation management, which includes noxious and invasive weeds.

Forestry: We need a new chairperson to head up this committee. Our former chairperson will advise the new volunteer on the process of applying for grants, and our requirements as a recognized Fire Wise Neighborhood by the Forestry Dept.

Motion to adjourn made by Brian Freese at 9:10, seconded by Ken Nord, all in favor.