

# Wissler Ranch HOA June Meeting

June 20, 2012

7:00 PM

Windeler Residence

Meeting called to order 7:05

Attendance: Brian Freese, Jack Windeler, Ken Nord, Nancy Smith, Kathleen McCormick

## ***Old Business:***

Newsletter: Nancy will send a copy of the Newsletter to Brian for revisions...

Delinquent HOA fees: Three residents are past due in payment of HOA fees. A registered letter will be sent to those homeowners, notifying them of late fees and interest incurred. We will follow up on this issue at the August HOA meeting.

Letter to Insurance Companies: Brian will draft an initial letter to Insurance companies concerning proactive Fire Mitigation actions taken by homeowners in Wissler Ranch. Brian will present the letter to Board members for review and edits as needed. Ken reported that his conversation with a USAA representative indicated the letter will not make a difference with them.

## ***New Business:***

Common Area Windmill: It was reported by Ken that the Windmill is making loud screeching noises. Noting we have not taken steps to maintain the Windmill, a motion was made by Brian, seconded by Jack, that \$500.00 will be allocated to fix the Windmill. All approved. Ken will research companies who perform such services. If the costs are more, Ken will contact the Board for consideration and approval.

Residential Road Maintenance: Ken spoke with El Paso County and was informed Wissler Ranch will not receive services this summer for road repairs, such as pot holes or maintenance. We are on the list for repair of road cracks this Fall.

Weed Control: Kathleen reported that Wayne conducted exhaustive research concerning weed control for Wissler Ranch common areas. He received a couple of bids, one no response, one fully booked. Tru Green , with whom we had previously given the contract, gave us a bid of \$2360.00 for 4 applications. A motion was made by Jack, seconded by Ken, that Jack would employ some of the neighborhood teens to pull the invasive weeds, such as Mullen and Thistle, in the common area. \$1000.00 was the approved allocation for this task. Jack will supervise this undertaking. The Board will need to decide earlier in the year, how to proceed with weed control for WR. A grant is available for weed control, to be applied for by March of 2013.

### ***Committee Reports:***

Treasurer: Kathleen will send the report to Nancy for recording. \$43,000 dollars will be transferred to the Reserve Fund Account for future major expenses. Utility bill for lighting the Mailbox structure and Street lights is running about \$261.00 a month. The “Dominion Name” for Wissler Ranch is \$103.00 a year. Management of the Capital Reserve Fund will be discussed at the August Meeting.

DRC: Two outbuildings were requested and approved. The fence issue at Wavy Oak and Roaming has been resolved.

Covenants: There has been an ongoing Barking Dog Complaint on Twisted Pine. The homeowners have been contacted for the third time. Another complaint will result in El Paso County Animal Control being contacted. EPCAC has the authority to have a dog removed from the community when there is no cooperation from the dog owner. There will be a follow up report to the Board in August.

Forestry: It is reported there is a very large tree infested with Pine Beetles on an undeveloped property. Motion made by Brian, seconded by Jack, all

approved, to have the tree taken down. The owner of the property has not responded to correspondence sent by the WRHOA. The owner has not paid HOA dues and has had a lien placed upon the property. Section 4:18 of WRHOA documents states, in part: "Each Owner shall maintain the landscaping materials on such Owner's Lot in a healthy, attractive and well maintained condition in accordance with the approved landscaping plan. If such Owner fails to maintain such landscaping materials, the Association shall have the right to enter upon such Owner's Lot and remove, replace or maintain the landscaping materials. The Owner shall reimburse the Association, upon demand, for all expenses incurred in connection with such removal, replacement or maintenance by the Association. Jack proposed that the Mills be hired to take down the infested tree.. Citing section 3:10 of WRHOA documents, the Board decided the Association has the right to remove vegetation, i.e. Mountain Pine Beetle infested trees, which threaten all the Ponderosa Pines in the entire community, whether or not they have been able to contact an absentee landowner. It was agreed to by the Board with the stipulation that Mill's is insured, bonded and licensed to perform such a service. Jack will ensure those requirements are met before awarding Mills with the contract.

***Miscellaneous Business:***

WRHOA Documents: It is suggested we request forms of WRHOA documents from El Paso County Records, in order to have them scanned and stored electronically on a flash drive. Follow up in August.

WRHOA Website: Discussion concerning updating the website and keeping it current. Many WRHOA documents are not currently included on the website....this subject will be further discussed at the August meeting.

End of Summer Neighborhood Gathering: Bill Schmidt was going to organize this event, however, no one has heard of any progress at this time.

Motion to adjourn at 8:45 Brian made the motion, seconded by Ken All in favor July there is no scheduled meeting....the next meeting will be in August....location yet to be determined.