

Wissler Ranch HOA Meeting

September 19, 2012

Attendees:

Kathleen McCormick , Treasurer
Ken Nord
Jack Windeler
Bruce Froehler
Brian Freese

Residents: Kathrine Froehler , Paul Smith

1. Call to order: 7:06 pm

2. Old business

a. August minutes - still need to be approved

b. Fire insurance availability - Brian drafted letters for neighboring HOAs and for insurance companies inquiring about rising homeowner insurance rates and fire mitigation. Jack discovered that Allstate is still insuring homes in this area and plans to continue to do so, even after the Waldo Canyon fire. USAA will not issue new policies, and appears to be evaluating current clients on a case-by-case basis.

3. Reports

a. Treasurer

1. Financial condition is fine

2. \$56K in reserve account

3. No major issues

4. Firewise funds are available

5. Dues - No response to the certified letter sent to one resident. Letter was returned unclaimed.

The HOA received a check from a second resident for the 2012 dues.

Motion to allocate \$600 and authorize Jack and Kathleen to seek legal counsel per collecting delinquent dues from the first resident, and to authorize the attorney to take the steps they recommend. Motion: Brian, second: Ken, passed

For the third resident - the issue was resolved and closed.

6. Wissler Ranch taxes were filed this week; we have no tax liabilities.

b. Covenants

1. Two barking dog incidents are being resolved and one is being researched.

Note: Wissler Ranch is a pet-friendly community. Part of being pet-friendly is to not leave pets unattended or in situations where they can disturb others. We ask that all pet owners respect the rights of their neighbors.

2. Three summers ago we established a parking rule under the theme "be respectful of our neighbors." We do not want residents taking their RV's out of storage in the Spring and parking them in the community until they return to storage in the Fall. The 4 in/4 out parking rule was approved to allow homeowners time to prep/clean up for trips and the majority of the community is abiding by it. Only two residents raised complaints against 4 RVs this past Summer. Three were resolved when the RV's were moved, and a report was given to the person who raised the complaint. The fourth RV will be gone shortly. One other case of a parked RV is being investigated due to the possible mitigating circumstance that the family needs to live in it while their home is being treated for mold.

c. Forestry and fire mitigation

1. Mountain pine beetle inspection is scheduled for Nov 6 - 8 this year. Three years ago we had 33 separate beetle problems. This year that number was down to 3. This year's inspection also will include a lot by lot fire mitigation evaluation.

d. Common area

1. Monies are budgeted each year for selected mowing, trail maintenance, and weed control. Mowing operations have become more effective at lower costs than we previously paid. Spraying is very expensive, it has negative issues, and is not effective against some weeds, particularly the purple thistle. This year the HOA paid some of the neighbor's kids to pick and hoe the weeds. The job is finished at this time. The teenagers appreciate the opportunity to earn some money. We will decide on whether to continue the program next year based on this year's results.

2. **Note:** Mullen, the tall, green, stem-like weeds with yellow blossoms on top that grow in the area, are also considered noxious. We ask that you remove them to prevent further spreading.

e. Design review

1. Each year we get a few complaints on small structures in the community. All outstanding issues have been resolved. The HOA bylaws require that anyone building fences, dog runs, greenhouses, playhouses, storage buildings, patios, major landscaping projects, concrete driveways and driveway entrance structures, or similar present their plans to the DRC for approval prior to beginning construction. That will avoid complaints later. We also ask that you be considerate of your neighbors' concerns when planning these structures.

4. New business

a. Speeders in the community - Speeding continues to be a problem in Wissler Ranch, with its attendant dangers to children and others on the roads. One suggestion was made to send a letter to the offender after two observations. The Board called El Paso County and learned that they can bring out speed trailers (which flash the speeds of oncoming motorists) free of charge and park them in the neighborhood. The trailers will also record the number of speeders for use by the County. The County may decide to post a cruiser in the area if there are too many violators. The plan is to post the trailers for one week intervals on selected streets, and see if this helps reduce or eliminate the problem.

b. Water reading cards will be sent out in mid October. Please record your meter reading on or

close to November 1 and send back.

c. Prep for the annual review meeting. Brian will accumulate the slides for presentation. The date will be established and will be toward the end of October or in early November.

d. Water board - For reference, Wissler Ranch is part of the Great Divide Water Board and pays dues to them along with other HOA's.

e. Suggestions for future projects include upgrading/improving the mailbox lights to be motion-activated to save on electric bills. Also the bulletin boards will be evaluated to see if they need to be replaced. One other idea was to have a secure drop box to place dues, thus eliminating the need to mail them.

5. Motion to adjourn: Brian, second: Ken, passed. 9:18 pm.