

Minutes

Wissler Ranch HOA Annual Meeting

Meeting Date: October 26, 2013

Location: Tri-Lakes Methodist Church, Kings Deer Subdivision

Call to Order: 10:00 AM

Roll Call and Certifying Proxies:

1. All Board members present: Brian Freese, Ken Nord, Bruce Froehler, Wayne Gardner, Nancy Smith and Jack Windler. Treasurer Kathleen McCormick is also present.
2. 37 Homeowners present with 57 Proxies: Represented: Paul and Kathleen Ray, Richard and Diane Wren, Jim and Rosalie Keefe, Douglas and Diane Smith, Brian and Frances Freese, Christian and Wilma Steenbergen, Stephen and Elizabeth Gannon, Ronald and Colleen Williams, Tom and Nancy Shanley, Kenneth and Susan Nord, Bruce and Katherine Froehler, Robert and Salinda Kuzma, Al and Sandy Maurer, Tim and Pam Ponsetti, John and Rebecca Berry, Joe and Mary Felchlin, Ryan and Jodi Dunham, David and Sue Aspenson, Joe and Kathleen McCormick, D. Bullock/J. Lonsdale, Peter and Susan Popp, Joe and Mary Mentek, Mathew and Cindy Shepardson, Andrew and Rhoda Musella, Todd and Julie Ducommun, Gilbert and Janice Geisz, Richard and Geri Major, Paul and Nancy Smith, William and Charlaire Schmidt, Matthew and Lauri Mask, Jack and Simone Windler, Eric and Barbara Doremus, Chris and Lisa Gilbert. (note-it may be that both spouses were not present. Both spouses are named however, to show lot owners for voting purposes) (sign-in attendance sheets and signed proxies are maintained by the WRHOA Secretary) (all proxies were certified)

Proof of Notice: Meeting notice was posted at the Wissler Ranch community mailbox on September 28, 2013.

Reading and Disposal of Unapproved Minutes:

2012 Annual Meeting Minutes were read and approved.

Reports of Officers:

President: General comments only. No report submitted.

Secretary: No report submitted.

Treasurer: 2012 Annual Report submitted. On Record.

Reports of Committees:

a) By-Laws and CCR Review Committee: New Committee to be formed to review and rewrite these documents bringing them current. Committee to be chaired by Joe Felchlin.

b) CCR Compliance Review Committee: There are no pending compliance issues. The one issue that had been pending was 'tabled' as the homeowner has listed her home for sale.

c) Design Review Committee: Wayne reports on new home construction status.

d) Forestry Committee: Annual Beetle inspection finds two infested trees. Removal schedule noted.

e) Neighborhood Watch Committee: No report.

f) Water Usage and Compliance Committee: Reporting notices have been sent to homeowners with required meter readings after November 1, 1013.

g) Welcoming Committee: No report.

Election of Directors:

a) Discussion of "gridlock" with the current. Reason put forward was the even split in voting resulting in many 3 – 3 votes with 6 board members eligible to vote.

b) Motion by Jack Windler to expand the number of Directors to 7. Second by Bill Schmidt. Motion carried by membership vote.

c) Motion by Jack to to install all newly elected Directors as soon as the election results are known rather than wait until the normal transition date (the following Jan 1st). Second by Brian. Motion approved by a unanimous membership vote.

d) All BoD candidates discussed their qualifications to serve and visions for the community. Questions from homeowners centered largely on CCR enforcement.

e) Election ballots were distributed to all qualified voters and proxy holders. Completed ballots were collected and counted. Results will be posted at the WRHOA community post office structure later today.

New Business:

a) Motion by Bruce to disclose the Steve Lebel legal opinion to any Wissler Ranch resident upon request. Second by Jack. Motion passed by unanimous vote.

b) New Committee created to address the outdated By-Laws and CCR's. (see Reports of Committees, (a) above)

Adjourned at 12:15 PM