

WRHOA January 17th 2013 Board Meeting
Monument Library
7:00 PM

Call to order 7:00 PM

Attendance: Brian Freese, Bruce Froehler, Wayne Gardner, Nancy Smith - Board Members

Kathleen McCormick - Treasurer

Katherine Froehler, Rhoda Musella - Homeowners

Old Business:

Cisterns- Nancy spoke with Barnhart Pump Company and has communicated with our Tri Lakes Fire Marshall concerning the three cisterns located in our community. It was discovered that six or seven years ago, Barnhart did inspect our cisterns. It is their opinion the cisterns are indeed much larger than the before believed 5000 gallons. He is of the opinion that the cisterns are at least 20,000 gallons. It was suggested that we should either have the tanks topped off, or, contact a water supply company and with the cooperation of our Fire Department, have the water cycled out to measure the contents, then fill them up. Nancy is awaiting a response from John Vincent, Fire Marshall of the Tri Lakes FPD. We will discuss this further next month.

The Homeowners on Roaming who requested a hearing this month for having a chicken coop and chickens could not attend this month. They have stated they will attend the February meeting. If they fail to attend the February meeting, the Board will take action concerning the covenant violation.

Budget 2013:

Kathleen presented the 2013 Budget. It was noted there were not many changes from last year's budget, although there were some increases in Administrative costs/ expected rise in insurance premiums, utility costs, etc. Mailbox structure improvement cost of \$11,500 has been budgeted and we are uncertain of the cost of the cistern inspection/filling project at this time. These costs will come out of Capital Reserve Fund.

Kathleen motioned to approve the WRHOA 2013 Budget. Bruce seconded the motion. All voted in favor....motion passed. Budget approved.

New Business: Brian has suggested Board members to keep a notebook detailing their duties, time commitment required for their duties, tasks performed by them, for homeowners who are interested in becoming Board Members. The idea is to have current Board members mentor incoming members when they rotate off of the Board. Brian has been contacted by homeowners who wish to

serve on Board committees or on the Board. Homeowners who have inquired about becoming involved with the HOA Board are :

Eric Doremus, Bill Schmidt, John Celestre, Ron Wilson, Levi Rubinstein

Election of Board members 2013:

It was agreeable to all Board members that the positions would remain the same for the year of 2013

Brian Freese - President

Ken Nord - Vice President

Bruce Froehler - Water Chairman

Wayne Gardner - DRC Chairman, Landscape/Common Area Chairman

Jack Windeler - Covenant Chairman

Nancy Smith - Secretary

Kathleen McCormick - Treasurer

Five Board positions are ending at the end of this year. Brian proposed the following formula in order to avoid so many Board members rotating off or coming up for re election at the same time in the future: This proposal is for this year only.

2 positions voted to served for 1 one year

2 positions voted to serve for 2 years

2 positions voted to serve for 3 years

Committee Reports:

Water- Bruce reported 5 homeowners exceeded their water limit. Four have already paid their fines and the fifth was collected at closing of the sale of their home.

DRC- The following was submitted by Wayne:

1. Wayne Gardner and Jack Windeler reviewed and approved plans to construct new home at 20138 Wissler Ranch Road. Met with home owner and contractor on site to discuss details of the comments on the plans.

2. Advised homeowner on Wavy Oak Drive on what would be needed to improve interior and exterior of existing segregated garage as well as construct a deck on the back of the garage. He plans to have the plans drawn up and submitted for review by the DRC.

3. Advised homeowner on Slash Pine Drive as to what the DRC would need to review and approve a split rail fence he plans to construct on his property.

4. The HOA board agreed to allow Wayne Gardner to consult with an architect concerning improvements to the mail box structure knowing such consultation may involve reasonable cost. Such cost would be paid for out of the funds already approved for developing drawing and making improvements to the mail box structure.

5. Wayne will continue to explore alternatives for improving the landscaping for the main entrance on Wissler Ranch Road. Wayne and Bruce will coordinate of the possibility for improving a shallow well as a water source for irrigating any plant materials that might be used in landscaping at the main entrance.

Motion made to adjourn by Bruce, Wayne seconded the motion....all in favor...meeting adjourned. 8:00 PM

Topics to be discussed in upcoming meetings: Newsletter, Board Member mentoring, Cistern inspection, ongoing speeding issues on the roads in Wissler Ranch, Neighborhood Watch