

Minutes of the Wissler Ranch
Homeowner's Association
Board of Director's Meeting

Meeting Date: February 22, 2014

Meeting Location: Monument Public Library

1. Call to Order at 10:32 AM
2. Attendees: Bill Schmidt (partial meeting), Brian Freese, Jack Windler, Wayne Gardner, and Treasurer Kathleen McCormick. Absent were Eric Doremus, Lisa Gilbert and Joe Felchin. Also present were Rhoda Musella and daughter, Nancy Smith, Barb Doremus, Fran Freese, Jim Keefe, Rosalie Keefe and Roger Carlton.
3. Officer Reports:

President: Deferred.

Vice President:

- a) Called Black Hills Electric to remove beetle-infested trees.
- b) Contacted county regarding potholes at community mailbox.
- c) Update on attorney selection. Will present findings jointly w/Eric D.

Treasurer:

- a) 114 homeowner dues received. 19 dues receipts outstanding.

Secretary: No report.

- a) Submitted resignation prompted by relocation out-of-state.

President:

- a) Accepted nominations to fill the Board vacancy created by Bill's S'. resignation. Jim Keefe was nominated/seconded. Jim gave a brief summary of his background: Former LA County School Board member (Lake Hughes), former HOA president (Lake Oswego, Oregon), former Board of Director's member for Farmer's Group Domestic Carriers in Oregon and Regional Claims Manager for Farmers Insurance Colorado Region (5 states). Brian F. called for a vote/seconded and Jim K. was approved unanimously to fill the board vacancy created by Bill's leaving.
- b) Jim and Joe Felchin both volunteered to fill the vacated Secretary position. Jim was nominated by Kathleen M. (seconded) to fill the vacated position. Brian noted that Joe F. was currently involved in two committees with ongoing projects and recommended that Jim be approved to

allow a better workload distribution. Motion and second to follow that recommendation and Jim was unanimously approved to fill the secretary vacancy.

c) Thanks as a neighborhood to Bill S. for his service to the Wissler Ranch community.

4. Committee Reports:

a) By-Laws and CCR Review:

Brian read and submitted Joe F's report along with attachments.

b) Covenants CRC:

Brian read and submitted Joe F's report along with attachments.

c) Forestry (Jack W. for Michael Johnston):

Discussion of matching grants, slash gathering project. Total is \$8000 consisting of \$4,000 grant money matching \$1,000 HOA funds and \$3,000 community efforts in slash mitigation.

Community efforts come from individual homeowner work on his/her own lot and slash removal/chipping contributions. (clarifications coming)

d) DRC – no report.

e) Landscaping:

Wayne reviewed the community mailbox upgrade status. Total costs and plan review will be presented at the March meeting.

f) Legal Affairs:

Brian presented Joe F's motion for written attorney opinions on several issues including email voting. Written motion was attached. Jack will discuss cost differences between written and verbal opinions with Eric at the March meeting. Jack and Eric will also review other legal reports at that time.

5. Unfinished Business:

a) Committee appointments:

Brian appointed Sue Aspenson to head a committee to re-investigate neighborhood phone/internet problems - specifically to update the internet/phone accessibility study from two years ago – to connect with Hawk Ridge on their broadband connection progress – to investigate whether or not the Falcon Broadband could be extended into Wissler Ranch. Wayne G. will join the Landscaping Committee, Jack W. and Mary F. will join the Maintenance Committee and Craig Smithson will join the Forestry Committee.

Motion to Adjourn – adjourned at 11:35AM.