

# Minutes

## 2014 Wissler Ranch HOA Annual Meeting

**Meeting Date:** October 18, 2014

**Location:** Tri-Lakes United Methodist Church, Kings Deer Subdivision

**Call to Order:** 10:00 AM

### **Roll Call and Certification of Proxies:**

- 1) All Board Members present: Brian Freese, Wayne Gardner, Eric Doremus, Lisa Gilbert, Jack Windeler and Jim Keefe. Treasurer Kathleen McCormick is also present.
- 2) 19 Homeowners present with 52 Proxies:
  - a. Present: Teresa Barnes, Stephen and Mary Cowdry, Mary Felchlin, Frances Freese, Elizabeth Gannon, James and Mary Gaston, Gilbert Geisz, Deborah Bullock, Rosalie Keefe, Deloris Kenerson, Richard and Mary Major, Sandy Mauer, Joe McCormick, Susan Nord, Nancy Shanley and Wilma Steenbergen.
  - b. By Proxy: Allen, Barilovich, Best, Bird, Bjurstrom, Brinker, Burgan, Carleton, Costas, Criscuto, Daly, Derge, Deysher, Grant, Dunham, Fernbaugh, Fischer, Fish, Gage, Glover, Goldback, Hannaly, Hansen, Hartel, Hayes, Hofstein, Hollis, Knuth, Koepsell, Hopwood, Lee, Mask, Mattie, Miller, Montgomery, Smithson, Popp, Quaite, Simms, Schwalm, Shenk, Shepardson, Miller, Smith, Smith, Sowles, Via, Vick, Williams, Williams and Winter

**Proof of Notice:** Board of Director mailing to all Wissler Ranch homeowners September 15, 2014

### **Reading and disposal of Unapproved Minutes:**

2014 Annual Meeting Minutes were read and approved.

### **Reports of Officers:**

By power point presentation. Filed on web page.

Thanks to Gerri Major for coordinating National Night Out event.

Water Report date approaching.

### **Treasurer:**

By power point. Report filed on web page. Budget Reports are current and expected year end results are posted on the web page. Tax policy reviewed. WHRO owns \$136,000 in capital assets. Budget development policy explained by line.

Discussions relative to Homeowner delinquencies.

**Committee Reports:**

Power Point presentations are filed on HOA web page for Homeowner review.

DRC: Mailbox structure contracts are being sought. Permits are in hand. Work will start next year. Electric service to the mailbox structure will be upgraded and repaired.

Maintenance: Entrance repairs made and landscaping plan revised to a low maintenance plan. Walking path improvements made and weed control schedules established for the common areas.

Forestry: Two mountain pine beetle infested trees were discovered and removed.

Legal Affairs: By-Laws have been rewritten and ready for approval vote. Declaration Rewrite plan moved to next Board of Directors.

Water Control: Readings completed for 2014. Reporting format converted to digital/electronic method. Great Divide Water Company due have gone up for 2014.

Covenants: Chicken issues are resolved. No further debate needed. There are no outstanding or active violations.

**Election of Board Members:**

Wayne Gardner nominated and reelected to the WRHOA Board. No additional nominations were submitted.

Motion by Keefe to set the Board Membership to 5 positions. Seconded and approved. Brian's and Jack's Board terms are expiring. Those two positions will not be refilled.

**New Business:**

Homeowner vote on revised By-Laws.

Homeowner vote on disposition of unused dues. (should this amount be used as 2015 dues credit or should it be deposited in the Reserve Account)

Declaration and Covenants Rewrite Committee moved to next year.

Internet and Cell Phone Committee will be formed under Eric Doremus as Chair.

**Adjourn:** 11:33 AM