

Wissler Ranch Annual Meeting

May 21, 2008

Attendees:

Board members: Beth Gannon, Brian Freese, Fran Freese, Charlie Gage, Rod Malloy

Residents: Teresa Barnes (Treasurer), Jim and Rose Keith, Rhoda and Andy Musella, Joe Mentek, Sue Shields

- 1. Call to order/Welcome – 7:03 pm**
- 2. Review/approve minutes from May 2008, meeting – Reviewed and approved. Motion/second: Charlie/Joe.**
- 3. Treasurer's report –**
 - a. Dues invoices will be sent out, due by July 15, 2008.**
 - b. Dues are now tracked differently; resident addresses were correlated with El Paso County to cover all Wissler addresses. Several addresses were caught that were not billed in 2007. Late fees for those residents was waived.**
 - c. One past due notice was sent and received but not paid. Motion to turn the matter over to an attorney: Motion/second: Teresa/Brian. Approved.**
 - d. Unpaid HOA dues will be enforced at house closing time. Rules, covenants, as well as checklists for realtors are posted on the Wissler website.**
 - e. Motion to purchase office stationary (envelopes, paper, etc.).**

**Motion/second: Teresa/Brian;
approved.**

- f. Audit status: no update. Teresa will do audits from 2008 forward. Beth to contact auditor per pre - 2008 status.**
- g. Tax returns: Teresa will contact auditor (who also does Wissler's tax returns). Wissler HOA is a non-profit organization but does file returns.**

4. Insurance report - Andy Coff from Van Gilbert presentation.

- a. Van Gilbert represents about 500 HOAs.**
- b. Started in 1978.**
- c. Wissler HOA is subject to SB100, CIOA (Common Interest Ownership Act).**
- d. Various insurance coverages were presented.**
- e. To determine an accurate premium estimate, we need to list additional properties owned by Wissler (e.g. playground entrances)**
- f. One resident volunteered to get additional background information on what coverages the HOA and neighborhood needs.**
- g. HOA board could become members of CAI (Community Association Institute). HOA members and new members can take classes on running an HOA, HOA laws, etc.**
- h. Insurance premiums unaffected if HOA has management company or not.**
- i. We will check with Fox Run, Woodmoor, Kings Deer to see who they use.**
- j. Want a decision by July.**

5. Management company review – Rod Malloy

- a. Rod talked to four other HOAs on who they use.
- b. How much will it cost?
- c. Minimum is \$250/month to the HOA; maximum is \$1K/month.
- d. How much extra dues is Wissler Ranch willing to pay?
- e. Proposal was made to do a neighborhood survey on whether we want a management company, what services we want, how much we're willing to pay extra in dues.
- f. Proposal
 - i. Obtain quotes, services proposal from several management companies.
 - ii. Have each company (or the finalist candidate companies) make presentation at September HOA meeting.
 - iii. Decide if we want a management company and, if so, select one in October.
 - iv. Present proposal at annual meeting.
- g. Have a management company will still require a HOA board. The management company serves the board. It will also not ensure even/consistent covenant enforcement by a board or from board to board. That is the responsibility of the board members as members of the neighborhood.

6. Committee reports and items not covered at this meeting will be covered in August. There will be no July meeting.

7. Meeting Adjourned: 8:45pm.