

**Wissler Ranch General Meeting
May 20, 2009
Kilmer Elementary School**

Minutes

Attendance: Rhoda Musella, Brian Freese, Rod Malloy, Charlie Gage, Teresa Barnes, Michael Laukert, Beth Gannon

Homeowners: Bob Lindow, Kathleen McCormick

Meeting was called to order by Charlie Gage at 7:00 pm

Treasurer Report:

We are still on target with the 2009 budget

Homeowner dues notices will be mailed out by June 1

The audit information has been turned over to a new CPA, Beth will keep track of this on a weekly basis to speed up this process.

Landscape/Maintenance Report:

Elk Creek Mowing has submitted a contract that is in line with the 2009 budget amount. A motion to accept the contract from Elk Creek was made by Beth Gannon/Brian Freese. The motion passed – Elk Creek will begin mowing and front entryway work immediately.

DRC Report:

Request for a stand-alone workshop was submitted to Jim Montgomery and Bob Lindow for review. The plan was in line with DRC guidelines and has been approved.

Covenants:

Several slash piles have accumulated in the neighborhood since the last two big snow storms. A drive-through will be necessary and homeowners with piles of slash will be notified and asked to have the piles removed. Information regarding the Black Forest mulching area will be included with the removal notification letters.

Forest Maintenance:

Three dates have been set for June and July fire mitigation and forest management meetings. They are: June 13 (Bob Kuzma), June 27 (Rod Malloy), July 11 (Beth Gannon).

Beth will set the dates/times with Dave Root of the forest service and Mike Keough of Tri-Lakes fire department. When the dates are firm Rhoda will put a flier together that will be sent with the HOA dues notification statements.

Rhoda will begin work on the Fire Protection Plan. She will also complete the request form for grant money from the county/state. Although communities that have a FPP in place will get first priority we are going to submit a request noting that our FPP is currently being established.

Michael will find out who at the county level we need to contact regarding property that is a fire hazard due to lack of maintenance. The property in concern is on Lockridge and is currently "Bank Owned".

Rhoda will need a detailed description of the common area to include in the FPP.

Update the web-site with a email contact for forestry@wisslerranch.com

Beth will contact Tree Masters to get an updated bid on the common area work that needs to be done over the next few years.

Water Report:

A request came in from a homeowner that owns two lots. They would like to be able to combine the water usage for both lots to be used by the lot that they occupy. At first glance the rule appears to be clear "one lot, one well" and the usage can not be combined or shared. Charlie will review the water documents and contact Brian Sutton from the water district if necessary to clarify this issue.

Old Business:

Mailbox: Two items need to be done before the project begins.

1. Check with the Post Office to see if the mail boxes can in fact be moved.
2. Get plan and quotes.

Bob Lindow will start the process by contacting the Briargate Post Office.

New Business:

We are looking for any original marketing materials that were used to initially sell the Wissler Ranch community. Kathleen McCormick will get her information for the board.

We will contact Real Estate Agents in the area and ask them what they use to market Wissler Ranch for sales.

The information gathered will be put on our Wissler Ranch webs-site and possibly into a tri-fold brochure to help market the area.

A “form” will be put together on the web-site that will be used to collect the necessary information that we need and the closing agents can use when property is sold. Items to be included are: dues, water meter reading and covenant violations.

We will have the address put on the web-site during this monthly update process.

The next meeting will not be at Kilmer, due to summer break. Beth will schedule the Monument Branch Library if it is available.

Meeting adjourned at 8:30 pm