

**Wissler Ranch HOA Annual Meeting**  
**Wednesday, October 20, 2010**  
**Kilmer Elementary**

**Meeting called to order** at approximately 7:10pm by Brian Freese

**Board Members Present:** Brian Freese, Ken Nord, Jack Windeler, Bruce Froehler, Rhoda Musella

**Committee Members present:** Teresa Barnes, Sandy Maurer

**Homeowners present:** Genevieve Gustavson, Janice Lonsdale/Debbie Bullock, Mattie, Nancy Smith, Susan Shields, Elizabeth Gannon, Rod Malloy, Jerrye and Wayne Gardner, Kathy and Jim Hansen, Jim and Rose Keefe, Katherine Froehler, Susan Nord, Andy Musella, Kathleen McCormick

Introduction of Board/Committee members

**WATER:** Community in doing well, only 4 homes went over their allotted allowance, compared to last year. Deadline is November 1 to get your water meter reading to Bruce, Email reading to [watercompliance@wisslerranch.com](mailto:watercompliance@wisslerranch.com). Every well has a 122,194 gallon/year usage.

**GENERAL:** Thinking about putting a Wissler ranch **entry sign** at the Kersdale entrance. Tri Lakes Little League matter has been put to rest. Got some **internet** microwave access information (Genevieve Gustavson) that will be further investigated. Wissler Ranch is doing this only as an investigatory issue. It is not our intention to pay for any upgrades out of HOA funds. Just provide options to the homeowners. Eric Doremus is willing to help in this process. **Safety Issues:** Be on the look out for vagrants, unauthorized vehicles, etc. as there have been a couple instances cited. A high speed, infrared camera had been purchased to try and identify any unwanted vehicles, it was inadequate and was returned, no money spent. There have been 3 signs posted at the trail entrances and the mailbox, stating pets must be leashed at all times, 1 sign has been posted on the ball field backstop, indicating use by Wissler Ranch Homeowners Only. We are considering putting up a "Blind Resident" sign at the corner of Kersdale and Twisted Pine. The **Entrances** have all been power washed and treated. **Street Repair** issues have been submitted to the county (they're response is that it will get done in the February/March timeframe). Brian will continue to follow up. Jack filled in the large pot hole by the mailboxes. Planks are at the **mailbox** to help abate snow/ice during this winter, they will be installed in the next couple of weeks.

**FORESTRY:** A Forestry Inspection will be done November 8<sup>th</sup> and 9<sup>th</sup>. There have been 3 hits so far in the development. There was concern over this being an HOA expense, but at a \$10 per lot cost, and the comfort knowing the state of our forest we will proceed. This will help establish a baseline for our community. We will try to schedule a forester at the January 2011 meeting to field questions. If not available, perhaps we can generate a list of questions for emailing. (How often will this inspection have to be done? What is the danger of bringing in infected-outside wood to our community? Pine needle clean up, to rake or not to rake?). The final report will be made available to the homeowners via

email or posted on the website. Our goal this year is to educate on the danger of ladder fuels and get them removed. Slash party to be held in May 2011, more details to follow.

**DESIGN REVIEW COMMITTEE:** There have been 2 new homes and 3 garages approved this year, so far.

**BUDGET:** There is one lot owner that is in arrears with dues, small claims case will be filed; Miscellaneous Income: Grant money from common area thinning; we'll be looking into reducing the budget by getting competitive bids for weed control and mowing; may look into paving the path for comparison (although there will be maintenance also slipping issues may arise); there is a total of \$16,000 that will be transferred from the General fund into the Capitol Reserve Fund by year's end. Another chunk of money will be allotted out of 2011 budget.

**COVENANTS:** No open issues. Another complaint regarding a stored trailer. Jack will re-address this issue for resolution. The idea of using part of the commons area for RV storage was brought up, wasn't well received. One homeowner wanted to know the policy on cars parked at homes. There really isn't one, as long as they're being used and not dismantled or junk cars.

**ANNUAL NEWSLETTER:** If you have anything to put into the newsletter, or have ideas, email them to Brian Freese at [president@wisslerranch.com](mailto:president@wisslerranch.com).

A "thank you to the board" from Genevieve Gustavson. We are looking for volunteers to fill open spots. We will be contacting those that expressed an interest. PLEASE SLOW DOWN, STOP AT STOP SIGNS, KEEP OUR COMMUNITY SAFE!

A motion to close the meeting at 8:23 pm, seconded by Andy Musella, the motion was unanimously approved by all members.