

**Wissler Ranch HOA Meeting
September 2010 Minutes
Musella Residence**

Meeting was called to order at 7:02 pm.

Board Members present: Brian Freese, Ken Nord, Rhoda Musella, Jack Windeler.

Non-Board Members present: Teresa Barnes (Treasurer).

TREASURER'S REPORT: A motion to approve reimbursement of \$51.39 to Jack Windeler for supplies to repair asphalt near mailboxes was made by Brian, second by Ken, the motion was unanimously approved by all members. Tax returns have been signed and been mailed on the 14th. A motion to pay the 2009 Tax Return invoice in the amount of \$147.50, to Susan O'Neill, CPA, was made by Brian, second by Ken, the motion was unanimously approved by all members. A motion to approve moving \$10,000 from our general fund into our Capitol Reserve Account by the end of the year, per approved budget, was made by Jack, second by Ken, the motion was unanimously approved by all members. The board will create a Miscellaneous category in the budget, of \$500 to cover expenses not anticipated. CPA's will be contacted to get quotes to perform our Audit and take care of any future needs of the HOA.

MAINTENANCE AND LANDSCAPE: Rhoda will contact Bob Lindow regarding burned out bulbs at the Main Entrance. The board will get quotes from other contractors regarding weed control in the common area. Currently Chem Lawn is maintaining the trail at the rate of \$2,500/year (4 treatments/year).

The board is contemplating xeriscaping the main entrance to avoid watering issues. Quotes will be collected for future review.

DRC: Jim Montgomery will stay as the contact for the DRC.

COVENANTS: No covenant issues.

WATER: Water Meter Reading postcards have been printed and will be mailed by Bruce Froehler.

Contacted Division of Water Resources (Doug Hollister), to inquire into the possibility of tapping into the Southern Delivery System in the future. The project is just getting underway and he doesn't see a need for another 50-60 years. He's willing to come to a HOA meeting to discuss the subject. Our well water allocation is good for 300 +/- years as determined by the Water Court.

FORESTRY: Community Wildfire Protection Plan's (CWPP) are continuing to be handed out to homeowners. Michael Till is in contact with Rhoda to work out details of getting our development inspected.

OLD BUSINESS: The Board voted to amend the purchase of 3 signs to be posted around the common area, stating "Pets must be leashed at all times. El Paso County Resolution 07-318." Also, a sign stating, "Wissler Ranch Homeowners Only", will be posted on the ball field fence. The cost will be \$21/sign for each 12x18 aluminum sign (Brian motioned, Ken second, motion was unanimously approved by all members). As these were not in this year's budget, a motion to pay for these signs out of the "Legal Fee's Category" was made by Jack, second by Brian, the motion was unanimously approved by all members.

Ken will remove the concrete block at home plate to avoid anyone tripping over it and hurting themselves.

NEW BUSINESS: There have been incidences of strange cars parked on driveways, transients spotted walking through the neighborhood, and Hawk Ridge teen riding a motorized vehicle on the Common area Trail and parking lot. The police have been contacted and the parent talked to. Be alert!

A dead tree located on South side of Wavy Oak just West of Twisted Pine fell over onto the road. The debris was removed from the road. The board will ask the Homeowner to remove the tree completely.

This year's **ANNUAL MEETING:** Brian will work on the power point presentation. We will solicit for a Board Vacancy and a volunteer to take on the Common Area Maintenance. We will discuss xeriscaping the Main Entrance to homeowners. The meeting will be held at Kilmer Elementary 10/20/2010.

Motion to adjourn meeting at 9:10 pm by Brian, Ken seconded, the motion was unanimously approved by all members.