

Wissler Ranch HOA Meeting Minutes

Wednesday, September 21, 2011

A. Call to order 6:58 pm

1. Attendance

- a. Board Members: Jack Windeler, Bruce Froehler, Gil Geisz, Nancy Smith, Rhoda Musella, Ken Nord
 - b. Residents: Katherine Froehler, Jan Geisz, Non-Board Member (Treasurer) Kathleen McCormick
2. Thank you to Andy and Rhoda Musella for opening their home for this meeting.

B. New Business

1. Status Letter Template to Title Companies

- a. The Board reviewed Bruce's template. Some suggestions were given, we will revisit it at the Nov Meeting. Bruce will use it in the meantime on the next closing.
- b. A second page containing a welcome letter is still in the process of being generated by Jack.

2. Wavy Oak dues nonpayment lawsuit

- a. Jack presented a copy of the Demand letter that was sent and a copy of the recorded lien. They will be put in the Lot File. No response as yet.

C. Committee Reports

1. Treasurer

- a. Kathleen McCormick presented a packet containing financial proposals. The Board will review and revisit the suggestions at the November Meeting. This contained documents such as: Insurance coverage requirements (Kathleen will forward Insurance Rep info to Rhoda (she will check on cistern liability)), a proposed 2012 Annual Budget; proposed operating budget for 2012; requirement for audit of books; Capital Reserve Financial Analysis and Policy.
- b. Kathleen McCormick turned the mailbox key back over to Rhoda so she can collect proxy cards.
- c. Mentioned changing the due date of Homeowner Dues to March instead of July. Will discuss more at the November Meeting.

2. Maintenance/Landscape

- a. Ken will get bids for electrical work for consideration into the next year's budget. We will also consider new bulletin boards.

3. DRC/Covenants – NO REPORT

- a. Jack will look into the canopy issue and report back.

4. Forestry

A motion to approve the Annual Beetle Inspection was made by Ken Nord, seconded by Gil, all approved. Rhoda will contact forestry department and schedule it.

D. Motion to Adjourn – 8:50 pm. M – Jack, S – Gil