

January, 2015, Wissler Ranch HOA Meetings Minutes

January 17, 2015

Location: Monument Public Library Conference Room

1. Call to Order: 12:21pm

2.
 - a. Roll Call:

Board Members: Jim Keefe, Deloris Kenerson, Lisa Gilbert, Eric Doremus

Residents: Kathleen McCormick (Treasurer), Sandy Mauer, Brian Freese (Secretary), Rosalie Keefe.

 - b. Reading and disposal of minutes: Motion to accept December minutes – Eric, second Deloris; passed unanimously

3. 2015 Budget meeting
 - a. Proposed 2015 Budget – the 2015 budget was presented and discussed. Motion to approve – Lisa, Second – Eric; passed unanimously

 - b. 2015 Budget meeting ended

Regular HOA meeting

1. Officer Reports:
 - a. President – No one has volunteered for the HOA committees. The HOA also needs website services. Wissler Ranch currently pays \$105/year for our domain name, storage space, and related software tools. Website services, although reliable, are expensive. We incur charges for every website update, e.g., posting of minutes. An alternative is to use Word Press, a tool that allows website maintenance by a non-HTML expert. The info is converted to HTML for the website updates.

The Community website is out of date. Updating opportunities include a blogging feature, and other changes to make the website better organized and community-friendly, including ad listings, notices for lost articles or pets, etc.

- b. Vice President – Xfinity has been extending its services in the neighborhood. In response to multiple inquiries for service, they informed us that they do not have a current listing of all non-serviced addresses in Wissler Ranch. Their current listings show only Twisted Pine, Wavy Oak, and parts of Wissler Ranch Road and Box Oak Way. These are the only areas that are currently serviceable, and we believe that this is part of the original Parade of Homes address list from earlier times. We provided the other addresses (only, no names) for the rest of the neighborhood so Xfinity can update their databases. Hopefully this will enable them to offer services in the near future for the non-serviceable areas.**
- c. Treasurer – Current budget report. Please see attachment. The 2015 dues letters have been sent out; credits were extended as part of the dues reduction voted on last year. The recommendation is to not reduce the dues further. December sees a lot of expenditures, with end-of-year bills coming due.**

2. Committee Reports

- a. Bylaws and Covenants Rewrite Committee (Lisa) – Work will start in the next several weeks. The committee includes Sandy Mauer and Barb Doremus.**
- b. Covenant Compliance Committee (Deloris Kenerson) – Deloris submitted a proposed covenant reporting form, which will formalize this process. (See attachment). She is still researching online for a rebuttal form. Very few HOAs allow members to respond to alleged covenant violations online. The Board believes the email responses might be acceptable.**

Motion to approve Deloris' proposed form – Eric, Second – Lisa; passed unanimously.

It was pointed out that this policy may need to be reconciled with HOA measures adopted in 2001.

- c. Design Review (Wayne) – Permits for the mailbox structure were received. Board is awaiting final bids.**
- d. Legal Affairs (Eric Doremus) – No updates this month**

- e. **Entrances/Landscape/Maintenance/Common areas (Eric Doremus) – No update. Current status is that the windmill is pinned now so it cannot rotate. In the Spring, Eric will hire a professional with a cherry picker to lubricate the windmill mechanism. He has found no one who services windmills, so his suggestion is to lube, then unpin and see if it still squeaks. Further action will depend on that outcome.**
- f. **Neighborhood Watch (Gerry Major) – no updates**
- g. **Welcome Committee (Sandy Mauer) – no updates**

3. New Business

a. Discussion of SB100 Compliance Forms/Resolutions

In 2005, the Colorado Legislature passed SB100 and a year later, SB89. Both bills included resolutions and policies on governing HOAs. These items were posted on the website several weeks ago, and cover the following:

- i. Procedures for Conduct of Meetings**
- ii. Policy and Procedures for Collecting Unpaid Assessments**
- iii. Policies and Procedures for Inspecting and Copying HOA Records**
- iv. Investment of Reserve Fund Policy**
- v. Foreclosure Resolution**
- vi. Procedures for Adaption of Policy, Procedure, Rules, Regulations or Guidelines**
- vii. Alternative Dispute Resolution**
- viii. Board Member Conflict of Interest**
- ix. Policies and Procedures for Covenant and Rule Enforcement**
- x. Reserve Study Policy**

The neighborhood is already in compliance with some but not all of these policies. Minor changes were proposed for these policies as they apply to Wissler Ranch. The Board will study the changes and vote to approve them at the February meeting.

- b. The condition of the neighborhood cisterns is a concern. When Spring arrives, the three neighborhood cisterns will be inspected to see if they**

need replacement. Replacement costs are high, which requires that the HOA maintain a strong reserve fund.

4. Call to adjourn:

Motion – Jim

Second – Eric

Passed unanimously

Time: 1:50pm