

June, 2015, Wissler Ranch HOA Meetings Minutes

July 18, 2015

Location: Monument Library Conference Room

1. Call to Order: 1:14 am

2.

a. Roll Call:

Board Members: Jim Keefe, Deloris Kenerson;

Note: No quorum.

Residents: Brian Freese (Secretary), Rosalie Keefe, Sandy Mauer, Mary Felchlin

b. Reading and disposal of June minutes: N/A

3. Officer Reports:

a. President:

- i. National Night Out: 8/4, 6 – 8 pm. The fire department will be here to answer questions. Wissler Ranch qualifies for Firewise in 2015. The gathering will be potluck as last year. The HOA will purchase same items as last year.

b. Vice President – N/A

c. Treasurer – Please see attached written report, account summary, and balance sheet.

2. Committee Reports

a. Bylaws and Covenants Rewrite Committee (Lisa) – N/A

b. Covenant Compliance Committee (Deloris Kenerson) – One RV complaint; will be investigated. There are questions regarding what the word “kept on site” mean in the covenants. Jim will generate a proposed rule on RV’s along with a fine schedule.

c. Design Review (Wayne Gardner) – N/A

- d. **Legal Affairs (Eric Doremus) – N/A**
 - e. **Entrances/Landscape/Maintenance/Common areas (Eric Doremus) – N/A**
 - f. **Internet Committee (Eric Doremus): N/A**
 - g. **Neighborhood Watch (Gerry Major) – See National Night Out announcement above.**
 - h. **Welcome Committee (Sandy Mauer) – N/A**
- 3. **New Business – None**
 - 4. **Old Business – None**
 - 5. **Call to adjourn: Informally ended the meeting, 2:00pm.**

From: treasurer@wisslerranch.com
Subject: July Treasurers Report
Date: July 17, 2015 6:27 PM
To: President Wissler Ranch pres@wisslerranch.com
Cc: secretary@wisslerranch.com

Hi Jim

Here is the report.

We still have two home/lot owners that haven't paid the 2015 assessment. All the bills are routine except for the amount to American Family due to the increase in the insurance policy taking into account the improvements to the mail box structure.

We have no bills outstanding. The mailbox reroofing came in at 10% of the estimate but Wayne has verified that bill is correct and it has been paid.

I will send the information about the amounts owed to the HOA by Suzanne Procter to her next week.

Kathleen

FX : Accounts : Summary

https://pnbmcsco.secure.fundsexpress.com/piles/fxweb.pile/accounts/accounts_summary?pr..

Accounts

Checking				
Name	Owner	Account #	Balance	As Of
Operating Budget	Wissler Ranch Hoa Inc.	*2515	\$17,254.09	07/16/2015
Reserve Fund	Wissler Ranch Hoa Inc.	*2523	\$32,014.14	07/16/2015
Checking Total			\$49,268.23	

Assets Total: \$49,268.23	-	Liabilities Total: \$0.00	=	Grand Total: \$49,268.23
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Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	14,478	2,776	17,254		17,254
Cash Reserves				32,014	32,014
Assessments receivable, net of allowance for bad debts of \$3,822	66	264	330		330
Prepaid Expenses					
Deposits					
Total Assets	14,544	3,040	17,584	32,014	49,598
Liabilities					
Accounts payable					
Accrued Expenses					
Prepaid Assessments					
Income taxes payable					
Income taxes payable					
Total Liabilities					
Fund Balance	14,544	3,040	17,584	32,014	49,598

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
8/26/15		American Family Common Area Increase for Mail E	(209)	18,038	Insurance	ONLINE PMT AM FAM INS IWEB
6/30/15		Mailing Services, Summer Newsletter 2015	(190)	17,847	Administrative	ONLINE PMT TRI-LAKES PRINT IWEB
7/9/15		Lights, Mail Box Structure	(34)	17,813	Utilities	ELEC PYMT MOUNTAIN VIEW IWEB
7/9/15		Lights, Street	(209)	17,604	Utilities	ELEC PYMT MOUNTAIN VIEW IWEB
7/10/15		Mowing, Entrances and Common Area	(350)	17,254	Common Area Maintenance	ONLINE PMT D & C LAND MAINT IWEB
		Payments Made	(993)	17,254		
		Balance		17,254		
Reserve						
7/2/15		ReRoofing Mail Box Structure	(1,356)	32,014	Capital Repairs	ONLINE PMT ASPEN ROOFING IWEB
		Payments Made	(1,356)	32,014		
		Balance		32,014		