

June, 2015, Wissler Ranch HOA Meetings Minutes

June 20, 2015

Location: Monument Library Conference Room

1. Call to Order: 1:10 am

2.

a. Roll Call:

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

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

b. Reading and disposal of May minutes: Will be posted as unapproved

3. Officer Reports:

a. President: President's letter and Covenants Summary (see attachments).

i. Cisterns in our area reduce our insurance rates over neighboring HOAs.

ii. Regarding bylaws discussions, we will leave the number of Board members at 5 for 2016.

iii. Web page update: We are still awaiting Scott's response. The Board is considering using the neighborhood website for classified ads. We will need a moderator to keep the website current and monitor for inappropriate content.

b. Vice President – Nothing to report.

c. Treasurer – Please see attached Accounts, Balance sheets, Budget Review, and Reserve Fund summary. No major issues.

i. No response from attorney per inquiries on unpaid dues and covenant changes.

ii. Eric was assigned to develop a list of Wissler Ranch Inventory and assets. Due by end of 2015.

2. Committee Reports

- a. **Bylaws and Covenants Rewrite Committee (Lisa) – Three-person committee in place. They can use templates from other HOAs as a starting point.**
- b. **Covenant Compliance Committee (Deloris Kenerson) – No issues**
- c. **Design Review (Wayne Gardner) – No updates**
- d. **Legal Affairs (Eric Doremus) – No updates**
- e. **Entrances/Landscape/Maintenance/Common areas (Eric Doremus) – A mowing will be done soon. The Spring rains are keeping the mowing companies busy, so this might take a bit longer than usual. The logs at the gates are doing fine. All three neighborhood cisterns were examined and no problems found. Note that the cisterns are concrete, not plastic as previously thought.**

Safety concern: The wireless internet masts in the neighborhood could become potential lightning rods during a thunderstorm.

- f. **Internet Committee (Eric Doremus): Updates from Eric's ongoing investigations:**
 - i. **The Internet is not treated as a utility, nor is it regulated. The Telecom Act of 1996 leaves the Internet companies under no obligation to provide services to neighborhoods. Most Internet companies expect return from infrastructure investments in around 3 – 5 years, versus utility companies who can wait 20 – 25 years.**
 - ii. **Eric has discussed the neighborhood situation with numerous public officials; to date there is not much progress.**
 - iii. **A cell phone tower is planned for property adjacent/east of Lockridge.**
 - iv. **We are expecting Century Link to respond to a request for quote to lay fiber for the rest of the neighborhood. While fiber cable is inexpensive, we expect the quote to be above \$300K.**
 - v. **Potential internet providers being investigated:**
 - 1. **Century Link (fiber optic quote)**
 - 2. **Comcast (quote coming soon)**
 - 3. **C-Com (spinoff from another company)**
 - 4. **CPI (wants to talk to us)**

vi. One problem for Wissler Ranch is that the neighborhood is split; 55 homes have good internet access, 70 homes do not.

vii. Other options to consider:

1. Neighborhood coop to develop own internet service. Not appealing because it would require everyone to contribute monies.

2. Removing Comcast from the community and working with El Paso County on another internet solution **(Eric, please review my notes and edit as needed.)**

g. Neighborhood Watch (Gerry Major) – No updates. Question is whether we want another Neighborhood Night Out like we had last year.

h. Welcome Committee (Sandy Mauer) – Need information on four new move-ins.

3. New Business – None

4. Old Business – Need to talk to the attorney per two non-dues-payers. Eric will complete his inventory by end of 2015.

5. Call to adjourn:

Motion – Jim

Second – Eric

Passed unanimously

Time: 2:50 pm

Dear Neighbors,

The summer months are now with us and many are looking forward to vacations far and wide. Others will spend the season close to home to enjoy what Colorado and Wissler Ranch has to offer in the warmer weather. No matter what our summer plans are, everyone is sure to spend at least some time enjoying our neighborhood.

You may have noticed several completed improvements since our October Annual Meeting:

- The damaged front entrance monument has been repaired
- The windmill in the common area has been tied off and secured
- The Mailbox structure has gone through a major renovation
- The old parking apron in front of the mailbox structure has been torn out and replaced
- Landscaping at the front entrances has been cleaned up and converted to a low maintenance design

While not visible, our three cisterns have been inspected and certified to be in good working condition. Those underground structures hold thousands of gallons of water used in fighting structure fires and their status helps determine our Homeowner Insurance ratings.

Also, you should soon see a marked improvement in our website. We are in the process of converting from our current format to WordPress which will allow us to update our site in-house and at a lower cost while adding function and usability.

Our Annual Meeting will be once again in October and most likely at the First United Methodist Church in Kings Deer. This will be updated as we get closer to that time.

At the Annual Meeting you will again be asked to approve our Declarations as part of our foundation documents. Hopefully, you will also be voting to approve a set of updated Covenants, currently under revision. The updated Declarations were set for approval at our last Annual Meeting but pulled at the request of several homeowners who asked for a better explanation of the changes being submitted.

Changes proposed from the old documents are:

- Removal of the Wissler Ranch Developer as Declarant in the documents
- Change in voting classes by removing the Developer as a separate voting class
- Change in meeting and voter quorum rules to comply with State Statutes

- Change from indeterminate to Colorado Common Interest rules. We are qualified for Colorado Non-Profit rules but opted to go with the Common Interest rules as they give the HOA homeowner member more rights than the Non-Profit statutes. Non-Profit rules largely invest power and control with HOA management.
- Consolidate three separate but legal Wissler Ranch addresses under one legal address.
- Change the maximum number of Board members from 9 to 5. 9 members were most likely necessary for Developer and Shareholder purposes. However, 5 is more appropriate for our circumstances.

Thank you for your attention to this status report.

Please let me know if you have any questions.

Jim Keefe
President@WisslerRanch.com

Attached to this correspondence are Covenant and Design Review issues most frequently discussed at HOA Board Meetings.

A quick word about **FIREWORKS**:

Colorado 12-28-101 regulates the use of fireworks statewide. El Paso County may further restrict those laws. As of 2014, **fireworks are not legal** anywhere in El Paso County.

Under 2014 Colorado/El Paso law, if the firework explodes or leaves the ground, it is most likely illegal (firecrackers, cherry bombs, bottle rockets, Roman Candles, M-80's, etc).

State fireworks laws will not change for 2015. El Paso County adjustments to the law are not yet decided.

Penalties for setting off illegal fireworks are fines up to \$750 and up to 6 months in jail.

Date	Ref/Check	Project	Description	Amount	Balance	Memo	Category
10/21/13		Deposits	Excess Funds 2012	3,767	66,738	IB Transfer from D *****515 to D ****	Capital Reserve Deposit
5/21/14		Deposits	Excess Balance 2013 Fund Reserves	1,693	67,630	IB Transfer from D *****515 to D ****	Capital Reserve Deposit
3/23/15		Deposits	Capital Reserve Deposit 2015 Budget	1,500	53,483	IB Transfer from D *****515 to D ****	Capital Reserve Deposit
		Deposits Total		6,960			
12/18/14		Electric Line Replac	Electric Line Replacement	-1,500	56,435	ONLINE PMT UNDERGROUND TECI	Capital Repairs
3/23/15		Electric Line Replac	Electric Line Replacement	-700			
		Electric Line Replacement Total		-2,200			
7/8/14	995003	Entrance Repair	Entrance Repair and Log Stabilization	-2,400	65,230	Check	Capital Repairs
7/9/14	995004	Entrance Repair	Entrance Repair and Log Stabilization	-46	65,185	Check	Capital Repairs
		Entrance Repair Total		-2,446			
		Mail Box Structure Improvement Project Design					
1/31/14		Mail Box Structure	Services	-480	66,258	ONLINE PMT ROBERT SWICKERT \\\	Capital Repairs
4/21/14	995002	Mail Box Structure	Mail Box Structure, Design Work	-320	65,938	Check	Capital Repairs
7/16/14	995005	Mail Box Structure	Mail Box Structure Design Work	-238	64,947	Check	Capital Repairs
7/30/14	995006	Mail Box Structure	Mail Box Structure Engineering	-512	64,435	Check	Capital Repairs
8/1/14	995007	Mail Box Structure	Mail Box Structure Electrical Estimate	-59	64,376	Check	Capital Repairs
10/8/14		Mail Box Structure	Mail box structure, window deposit	-615	62,400	ONLINE PMT CLEARVIEW DISTRI \\\	Capital Repairs
10/24/14		Mail Box Structure	Mail Box structure, Permit	-673	61,171	ONLINE PMT CHRIS ALEXANDER \\\	Capital Repairs
11/12/14		Mail Box Structure	Mail Box Structure, Windows	-615	60,556	ONLINE PMT CLEARVIEW DISTRI \\\	Capital Repairs
12/1/14		Mail Box Structure	Mail Box Structure, Carpenter	-2,000	58,556	ONLINE PMT SCOTT MILLER CON \\\	Capital Repairs
12/3/14		Mail Box Structure	Mail Box Structure, Plans	-692	57,965	ONLINE PMT OLIVER E. WATTS	Capital Repairs
12/19/14		Mail Box Structure	Mail Box Structure, Flashing for Stucco	-650	55,885	ONLINE PMT TONY FLETCHER WE	Capital Repairs
12/22/14	995016	Mail Box Structure	Mail Box Structure Materials Home Depot	-2,156	53,729	Check	Capital Repairs
2/3/15		Mail Box Structure	Mail Box Structure Labor and Materials Mail	-1,746	51,983	ONLINE PMT SCOTT MILLER CON \\\	Capital Repairs
		Mail Box Structure Total		-19,183			
3/23/15		Mail Box Structure	Engineering Fees, Mail Box Pavement	-1,313	51,470	ONLINE PMT GADDIE ELECTRIC \\\	Capital Repairs
4/9/15		Mail Box Structure	Mail Box Structure Stucco and Stone	-3,945	47,525	ONLINE PMT CHAMPION PLASTER	Capital Repairs
4/16/15		Mail Box Structure	Mail Box Structure Painting	-1,000	46,525	ONLINE PMT LUIS MUOZ WEB	Capital Repairs
4/23/15		Mail Box Structure	Mail Box Structure Plans and Permitting	-2,120	44,405	ONLINE PMT CHRIS ALEXANDER \\\	Capital Repairs
5/15/15		Mail Box Structure	Mail Box Gutters	-250	33,950	ONLINE PMT D. P. SEAMLESS G \\\	Capital Repairs
		Mail Box Structure Total		-19,183			
9/5/14		Parking Area	Engineering Fees, Mail Box Pavement	-862	63,515	ONLINE PMT OLIVER E. WATTS	Capital Repairs
10/8/14		Parking Area	Engineering Services, Paving Profile for County	-499	63,016	ONLINE PMT OLIVER E. WATTS	Capital Repairs
10/24/14		Parking Area	Engineering Services, Paving Plans for Bid	-556	61,844	ONLINE PMT OLIVER E. WATTS	Capital Repairs
12/16/14		Parking Area	Paving Engineering Prints	-30	57,935	ONLINE PMT OLIVER E. WATTS	Capital Repairs
		Parking Area Total		-10,205			
5/13/15	995025	Parking Area	Mail Box Pavement Replacement Trax	-10,205	34,200	Check	Capital Replacement
5/19/15		Parking Area	Construction CO	-580	33,370	ONLINE PMT OLIVER E. WATTS	Capital Replacement
		Parking Area Total		-12,732			
		Estimated Final					
		Mail Box Structure	Roofing	-10,000			
		Mail Box Structure	Roofing	-29,183			
		Mail Box Structure Total		-46,561			
		Total Spent		23,370			
		Balance Remaining		23,370			

	2014 Actual Operating	2015 Operating Budget	2015 Operating Budget Actual	2014 Actual Fire Wise Fund	2015 Fire Wise Budget	2015 Fire Wise Actual	2014 Actual Capital Reserve Fund	2015 Budget	2015 Actual
Income									
Annual Assessment (homeowner dues \$21,945)	22,245	19,445	19,445	1,500	1,000	736		1,500	1,500
Annual Assessment Paid Forward									
Past Due Assessment	152		33						
Late Fees and Interest									
Legal Fees	512								
Water Overage Fees	103								
Other									
Total Income	23,012	19,445	19,478	1,500	1,000	736	-	1,500	1,500
Reserve Fund							66,258	55,885	55,885
Unallocated Cash Carried Forward				1,440	2,040	2,040	1,693		
Total Funds Available	23,012	19,445	19,445	2,940	3,040	2,776	67,950	57,385	57,385
Expenses									
Operating Budget									
Administrative	824	1,000	427						
Accounting and Tax Preparation	170	200							
Community Affairs	415	400							
Common Area Maintenance and Entrance Landscaping and Mowing (in 2015 re-consolidated with entrance maintenance)	4,330	5,245	1,240		1,000				
Common Area Forest Fire Mitigation	2,855	-		900					
Entrance Landscaping and Maintenance	1,102	1,200	209						
Forest Service Inspection	4,076	3,000	1,017		2,040				
Insurance									
Legal Fees									
Management Reserve									
Snow Removal		600							
Taxes									
Utilities (street, entrance and mail box lights)	2,788	3,200	1,464						
Water Augmentation Plan	1,794	1,500							
Welcome Committee	56	100							
Capital Budget									
Cistern Replacement*								15,000	23,105
Completion of 2014 Approved Projects								14,566	700
Electric Line Replacement including Trenching									
Entrance and Mailbox Lighting Update and Repair									
Entrance Log Stabilization and Repair (Emergency)									
Mailbox Bulletin Board Replacement									
Mailbox Structure Improvements and Parking Pad									
Wind Mill Motor Repair									
Total Expenses	18,409	19,445	4,357	900	3,040	-	12,066	29,566	23,805
Balance	4,603	-	15,088	2,040	-	2,776	55,885	27,819	33,580

* If necessary due to condition inspection

Accounts

Checking				
Name	Owner	Account #	Balance	As Of
Operating Budget	Wissler Ranch Hoa Inc.	*2515	\$18,246.69	06/19/2015
Reserve Fund	Wissler Ranch Hoa Inc.	*2523	\$33,370.14	06/19/2015
Checking Total			\$51,616.83	

Assets Total: \$51,616.83	-	Liabilities Total: \$0.00	=	Grand Total: \$51,616.83
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Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	15,471	2,776	18,247		18,247
Cash Reserves				33,370	33,370
Assessments receivable, net of allowance for bad debts of \$3,822	66	264	330		330
Prepaid Expenses					-
Deposits					-
Total Assets	15,537	3,040	18,577	33,370	51,947
Liabilities					
Accounts payable		209	209		-
Accrued Expenses				10,000	10,000
Prepaid Assessments					-
Income taxes payable					-
Income taxes payable	209		209	10,000	10,209
Total Liabilities			209	10,000	10,209
Fund Balance	15,328	3,040	18,368	23,370	41,738

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
6/4/15		Lights, Mail Box Structure	-33	18,806	Utilities	ELEC PYMT MOUNTAIN VIEW \WEB
6/4/15		Lights, Street	-209	18,597	Utilities	ELEC PYMT MOUNTAIN VIEW \WEB
6/15/15		Mowing, Entrances and Common Area	-350	18,247	Common Area Maintenance	ONLINE PMT D & CLAND MAINT \WEB
		Payments Made	-593	18,247		
Reserve		Daily Ledger Bal		33,370		
5/19/15						