

September, 2015, Wissler Ranch HOA Meetings Minutes

September 19, 2015

Location: Monument Library Conference Room

1. Call to Order: 1:07 am

2.

a. Roll Call:

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

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

3. Officer Reports:

a. President: See attachments

- i. Procedure for Violations. Discussion on each topic. Motion was made to strike the \$33 late charge; Motion – Lisa, Second – Deloris: passed unanimously.
- ii. Discussed website maintenance. Further discussions with webmaster planned.
- iii. Homeowner letter regarding by-laws which will be voted on at the annual meeting (attached).

b. Vice President – Nothing to report.

c. Treasurer – Please see attached Accounts, Balance sheets, Budget Review, and Reserve Fund summary.

- i. No major issues
- ii. Tax documents filed; no taxes due.

2. Committee Reports

- a. Bylaws and Covenants Rewrite Committee (Lisa) – No action this month
- b. Covenant Compliance Committee (Deloris) – One issue discussed and resolved with homeowner, one other one being investigated

- c. Design Review (Wayne Gardner) – See attachment. Mailbox work completed. Bulletin board work under way.
- d. Legal Affairs (Eric Doremus) – No updates
- e. Entrances/Landscape/Maintenance/Common areas (Eric Doremus) – Ballpark being reseeded. Common area mowing upcoming. Discussion over entrances maintenance and future plans.
- f. Internet Committee (Eric Doremus): Updates from Eric’s ongoing investigations:
 - i. Comcast offered to wire Wissler Ranch for \$375K, but will absorb all but \$156K. \$156K to be split among those who want to have the service. Eric will contact those without service to sign them up. The amount, about \$1880, can be paid in one payment or in a three year installment plan.
 - ii. The plan is to have the neighborhood wired by April, 2016.
 - iii. (Brian’s comment: If we want to postpone this information until the annual meeting, I can omit that here. Please advise.)
- g. Neighborhood Watch – Jim received a thankyou note from the El Paso County Sheriff on the August Night Out meeting.
- h. Welcome Committee (Sandy Mauer) – All up to date.

3. New Business –

- a. Annual meeting prep – discussed logistics for the annual meeting on October 10. Preparations are underway.

4. Old Business – None

5. Call to adjourn:

Motion – Eric

Second – Jim

Passed unanimously

Time: 2:39 pm

Design Review Committee Report September 19, 2015

General Reviews:

- DRC has received requests to review plan for two detached garages. One located at 19675 Twisted Pine Drive and one at 20420 Lockridge Drive. We are currently reviewing the draft plans for both structures.
- There was a third request to construct a detached garage at 3870 Wavy Oak Drive but we have not heard anything since we provided DRC comments requesting a second review. We are currently waiting to hear from the architect.
- We have also received a request to expand a fence located at 19725 Lockridge drive. We are currently scheduling an onsite visit to review the proposal with the homeowner.
- We had a request from a realtor wanting to know if we were strictly enforcing the 3 dog policy. I advised her that we were but had made only one exception under some very constraining conditions. I also told her we would need considerably more information in order to make a final ruling. She also had a question concerning Comcast and that information was passed on to Eric.

Mailbox Structure:

- The gutters and downspouts on the mailbox have been painted to match the interior and exterior color of the mailbox structure. This eliminated the green color which represented the last signs of the old structure. This structure is finished.

Bulletin Board:

- We built an new bulletin board to replace the old structure. This structure was stained about two weeks ago and we are currently waiting for the final cork backing to go behind the sliding plastic doors. It is scheduled to come in within the next four weeks. Once completed, the total cost to construct the new board will be approximately \$380.00.