



Re: Bylaws Revision 2026 Information and Comment Period Announcement

2 March 2026

Dear Neighbors,

Wissler Ranch Homeowners Association is a non-profit corporation governed by state law and various “governance” documents. One of these is our Bylaws which serve as the “operating manual.” They provide for the effective management of our Association, how we conduct business and how we make decisions. They also provide the processes and procedures necessary to implement provisions of state law and our Declaration of Covenants, Conditions and Restrictions (Covenants) and the Articles of Incorporation (Articles).

The current Bylaws, adopted in 2015, have provided a solid foundation for our community. However, due to everchanging state laws and new ones, there is a need to update our governing documents. Updating them will clarify decision-making authority and enhance guidance for both our Board and all members. As you may recall, a previous update put forward in 2024 failed to gather enough votes to be adopted. Since then, a dedicated team of homeowners, led by Pat James, worked diligently over the past year to draft a revision.

This revised document has been thoroughly reviewed by our long-time attorney, Altitude Law, confirming compliance with legal standards and our Association’s Covenants and Articles.

Key provisions of the proposed bylaws revision:

- Membership vote required for significant decisions affecting the strategic direction of the Association, including:
 - Borrowing money
 - Hiring a management company
 - Conveying, selling, or leasing Association property
- Clarity in processes and procedures for conducting membership and board meetings
 - Provides a common understanding
 - Supports self-management with guidelines for key processes
 - Clearly defines how votes are conducted and counted
- Does not expand board power or authority
- In compliance with the Covenants and Colorado law. Attorney reviewed
- Board vacancies filled by election by the members; appointments limited to 11 months

- Establishes term limits and conditions for board directors, among others:
 - Term limits of two consecutive 3-year terms followed by three years out of office
 - Employees of investor-owned properties may not serve as directors
- Written in everyday language

The Board supports these revised bylaws and believes they adequately address the concerns raised by the membership about the 2024 proposed revision. As the first step toward considering these bylaws for adoption, there will be an Information and Comment Period to provide membership the opportunity to understand the various provisions of the document and provide their views to the Board.

The Information and Comment Period will be open from 2 March 2026 to 15 April 2026. During this time, the draft will be available on the Wissler Ranch website at <https://wisslerranch.com/hoa-documents/bylaws-revision-2026/>

Two open-house style information sessions will be scheduled. Members of the team and the Board will be available during this time to answer questions you may have.

Comments may be sent to GovernanceDocuments@WisslerRanch.com and Board@WisslerRanch.com. You may also put them in the brown drop-box on the north wall of the mail box structure.

If you have questions or need further information, please reach out to me at President@WisslerRanch.com, the Board at [Board @WisslerRanch.com](mailto:Board@WisslerRanch.com) or Pat James at GovernanceDocuments@WisslerRanch.com.

Thank you for your commitment to making Wissler Ranch an even better place to call home!

Warm regards,

Kathleen McCormick
President, Wissler Ranch HOA

On Behalf of the Board of Directors