



11 September 2026

Re: Notice of the 2026 Annual Meeting of the Members

Dear Fellow Wissler Ranch Property Owner,

Notice is hereby given that the annual meeting of the members of the Wissler Ranch Homeowners Association (HOA) will be held on **Saturday, October 24, 2026** at the Tri-Lakes United Methodist Church, 20256 Hunting Down Way, Monument, CO 80132.

Agenda and Purpose

The purpose of the meeting is to conduct the business of the Association. A vote will be held on proposed new bylaws (see attachment for more detail). In addition, there will be officer and committee reports and we may consider other matters that may come before the Association. Members may ask questions or raise items of new business for further study and consideration by the Board or by the membership at the next annual meeting.

Sign-In, Ballots and Proxies

- **Sign-in opens at 9:00 AM.** Sign in on the roll-call roster at the church entrance and receive your ballot.
- **Sign-in closes at 9:45 AM.** Members and proxy-holders arriving after this time will not be included in the attendance count or quorum determination and will not receive a ballot. This is to ensure attendance count, quorum determination, ballot control and voting outcomes are accurate.
- **Proxies.** – If you are unsure that you will be able to attend, designating a proxy enables you to appoint someone to vote or speak on your behalf. A proxy form is included for your convenience. NOTE: In order to be voted at the annual meeting, **the deadline for submitting proxies to the Secretary is 12:00 PM (noon) on Friday, October 23, 2026.** They will not be accepted at sign-in. Completed, signed and dated proxies may be placed in the HOA drop-box on the north wall of the mailbox structure; scanned and emailed; or mailed in sufficient time to be received by the deadline.

Meeting

The meeting will be called to order at 10:00 AM in the downstairs meeting room and is scheduled to adjourn at 12:00 PM. Refreshments will be served during the sign-in period. An elevator is available.

Your Participation Matters

Decisions made at the annual meeting shape how our HOA is governed and affect every member – please participate in person or by proxy. **Your vote matters!**

Sincerely,

Kathleen McCormick, President, Wissler Ranch HOA and the Board of Directors

Attachment: Ballot Item – Vote on Revised Bylaws

The proposed revised bylaws are available for review at <http://wisslerranch.com/wp-content/uploads/2026/09/Final-Proposed-Bylaws-for-Vote-2026.pdf>

Background

Bylaws are the “operating manual” or “how to” piece of Wissler Ranch HOA governance. They provide the framework necessary to implement provisions of state law and our Declaration of Covenants, Conditions and Restrictions (Covenants) and Articles of Incorporation (Articles). They also provide guidance for conducting Association business, making decisions, and carrying out the responsibilities of the Board and membership.

Our current Bylaws were adopted in 2015 and have provided a solid foundation for our community. The proposed revision would strengthen them by clarifying certain decision-making authorities and enhancing guidance for both our Board and all members.

The proposed bylaws were developed by a team of homeowners led by long-time Association member Pat James and reviewed by the Association’s long-time attorney, Altitude Law, for consistency with applicable legal requirements and the Association’s governing documents.

The draft was then made available to the membership on-line for review and three open-house meetings were held where members could ask questions and submit comments. Following that review process, the proposed bylaws were finalized and are now being submitted for a vote.

If adopted, the proposed bylaws will replace the current bylaws in their entirety and will establish the Association’s governing framework going forward.

The Board supports the proposed bylaws and recommends that members vote Yes.

Key Provisions of the Proposed Revised Bylaws:

- Membership vote required for significant decisions affecting the Association’s strategic direction 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
- No expansion of the Board’s power or authority
- Board vacancies filled through election by the members; interim appointments limited to 11 months
- Director term-limits and eligibility requirements, including:
 - A limit of two consecutive 3-year terms followed by three years out-of-office
 - Employees of investor-owned properties would not be eligible to serve as directors

Informational Open House

To provide one final opportunity to have any questions answered, the Board will host an informational open house at Serranos Coffee Company, 625 Hwy 105, Monument, CO 80132 (west side of I-25) from 2:00 pm to 4:00 pm on Saturday, September 26, 2026.

**Wissler Ranch Homeowners Association
2026 Annual Meeting of the Members Proxy**

**I, the undersigned being the sole owner, or the
designated voting representative of**

(Print Street Address of Wissler Ranch Property)

**located in the Wissler Ranch Homeowners
Association do hereby appoint:**



(Print First and Last Name of Your Designated Proxy)

or

☐ **Kathleen McCormick, President, WR HOA**

**as my proxy to act for me (vote) at the Annual
Meeting of the Members of the Wissler Ranch
Homeowners Association to be held on October
24, 2026 and at any adjournment thereof and to
vote at any subsequent balloting on any matter
considered at the aforementioned meeting.**

(Signature)

(Date)

(Print Name)



Wissler Ranch HOA
20325 Wissler Ranch Road
Colorado Springs, CO 80908