

WISSLER RANCH HOA

Annual Meeting – October 19, 2011

Welcome to our annual meeting!

Agenda

- **HOA Board Introductions**
- **Budget**
- **Committee Reports**
- **HOA Opportunities**
- **Questions / Comments**



Board Organization

WR HOA Board Members

- **Brian Freese, President**
- **Ken Nord, Vice President**
- **Bruce Froehler, Water**
- **Rhoda Musella, Secretary/Forestry**
- **Jack Windeler, Covenants**
- **Wayne Gardner, Design Review/
Common Area**
- **Gil Geisz , Member at Large**
- **Nancy Smith, Member at Large**
- **1 Vacancy for 2012 (Secretary)**

Committee Officers

- **Kathleen McCormick, Treasurer**
- **Sandy Maurer, Welcome**
- **Gerry Major – Neighborhood Watch**



2011 Income & Expenses

2011 Budget		
Income	2011 Planned	2011 Actual*
Annual Assessment (Homeowner dues)	21,945	21,450
Annual Assessment Paid Forward		165
Past Due Assessment		495
Late Fees and Interest		198
Legal Fees		
Water Overage Fees		206
Forestry Grant	1,500	2,911
Total Income	23,445	25,425
Reserve Fund		
Unallocated Cash Carried Forward	31,787	31,787
Total Funds Available	55,232	57,212
Operating Expenses		
Administrative (Supplies and Web Services)	765	900
Accounting and Tax Preparation	150	150
Common Area Maintenance (routine)	5,200	6,240
Common Area Forest Fire Mitigation	2,400	2,400
Insurance	1,200	1,200
Legal Fees	219	200
Management Reserve	1,000	1,000
Snow Removal	500	500
Utilities (street, entrance and mail box lights)	2,717	2,799
Water Augmentation Plan	1,875	1,875
Total Operating Expenses	16,026	17,264
Other Expenses		
Capital Reserve Allocation	13,000	13,000
Common Area Fire Mitigation	2,400	2,400
Total Other Expenses	15,400	15,400
Total Expenses	31,426	32,664
Balance	23,806	24,548

* Budget year is calendar year. Additional expenses will be incurred for example utilities



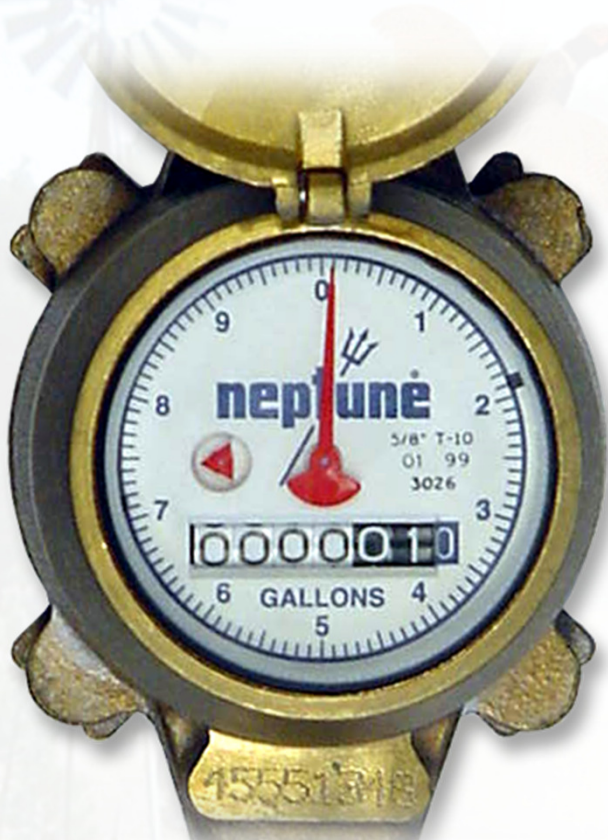
2012 Planned Budget



WR HOA 2012 Planned Budget

	Operating Fund	Capital Reserve Fund	Fire Wise Fund	Total
Income				
Annual Assessment (Homeowner dues \$21,945)	17,045	3,000	1,900	21,945
Annual Assessment Paid Forward				
Past Due Assessment				
Late Fees and Interest				
Legal Fees				
Water Overage Fees				
Forestry Grant				
Total Income	17,045	3,000	1,900	21,945
Reserve Fund		24,200		
Unallocated Cash Carried Forward		24,053		
Total Funds Available	17,045	51,253	1,900	70,198
Expenses				
Administrative (Supplies and Web Services)	820			820
Accounting and Tax Preparation	150			150
Common Area Maintenance (routine)	6,000			6,000
Common Area Forest Fire Mitigation				-
Cistern Inspection		500		500
Capital Maintenance Projects		2,000		2,000
Fire Wise Project Match				-
Forest Service Inspection			1,400	1,400
Insurance	1,500			1,500
Legal Fees	500			500
Management Reserve	2,500			2,500
Snow Removal	500			500
Utilities (street, entrance and mail box lights)	3,200			3,200
Water Augmentation Plan	1,875			1,875
				-
Total Expenses	17,045	2,500	1,400	20,945
Balance	-	48,753	500	49,253

Water Review Committee



- 100% reporting last year. Thank you!
- Last year, 6 homeowners exceeded the maximum of 122,194 gallons.
 - 2009 – 4 exceeded
 - 2008 – 12 exceeded
- If you've had your meter replaced, please notify a board member
- Notifications sent by mail and email to submit annual meter reading by November 1st
- Water over usage fines will be assessed based on the sliding scale established by Colorado Springs. Repeat offenders may be imposed an additional fine.

Landscape & DRC

Projects Planned for 2012

- Entrance xeriscaping proposals
- Wissler Ranch sign on Kersdale

- **Beetle/infestation inspections**
 - 100% inspection (ongoing)
 - Infected tree removal

- **General**
 - Update lighting at mailboxes
 - New Bulletin Boards



Landscape & DRC

Projects Planned for 2012 (continued)

- Street lights blackened

2011 DRC Activity

- Reviewed and Approved 9 sets of plans for projects related to detached garages, residential modifications, landscaping, and fencing.



Forestry

Community Wildfire Protection Plan (CWPP)

- Phase II of Common Area completed. We will inspect every year for future work to be done.
- Assessment of our community will be done by the Colorado State Forest Service, Oct 31 - Nov 2.
- We will put out the report by E-mail notifying homeowners of potential beetle issues.
- Applied for Renewal to the Firewise Communities/USA for 2012



Covenants Report

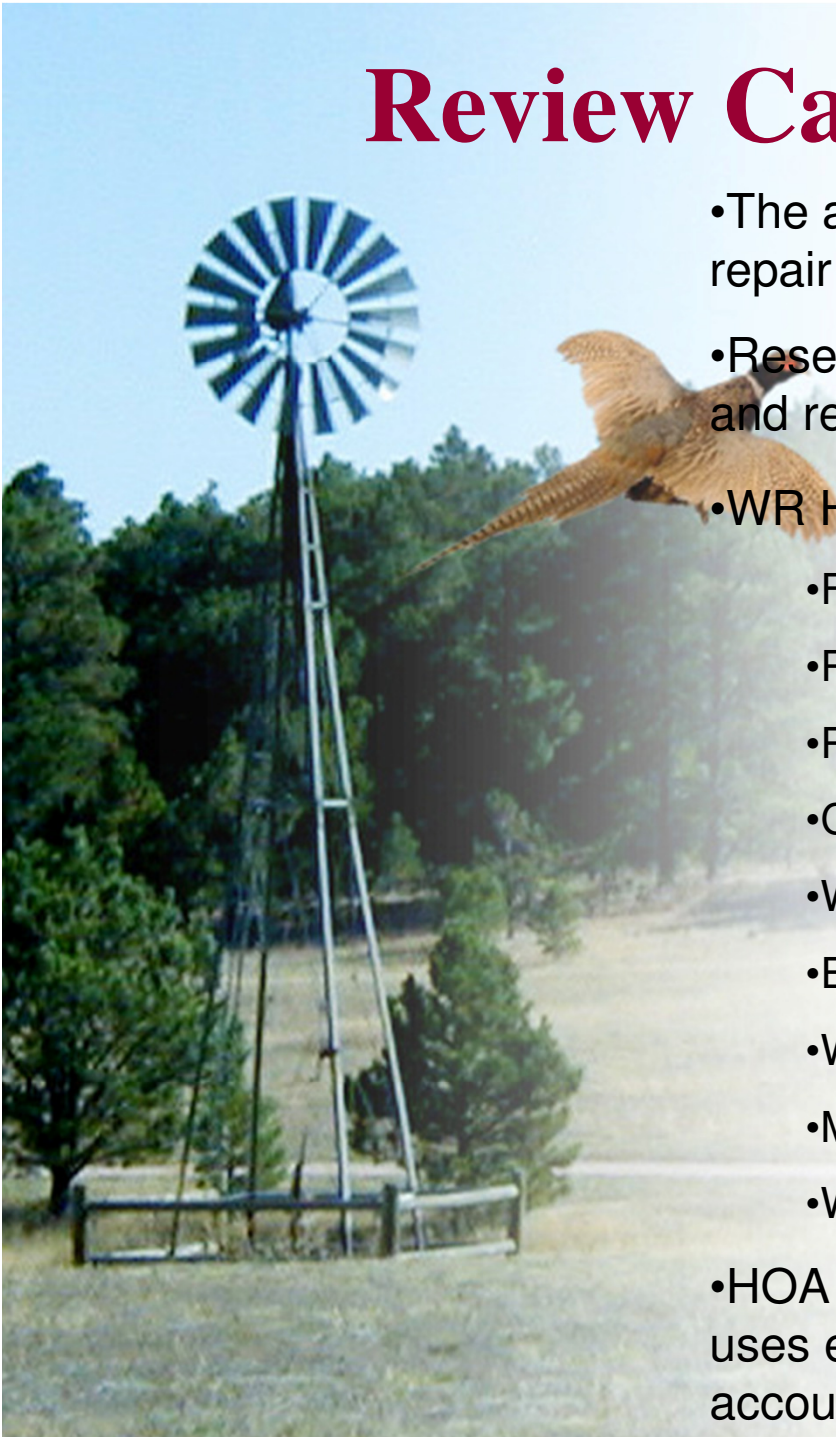
- **Open Issues**

- **How Complaints Are Addressed:**
 - **Try talking with your neighbor first to resolve any issues.**
 - **If your efforts are not successful, contact the Covenants Officer by submitting your complaint through our website, www.wisslerranch.com**



Review Capital Reserve Policy

- The association is responsible for maintenance, repair and replacement of capital assets
- Reserves ensure funds are on hand when needed and reduce the need for special assessments
- WR HOA has approximately \$120,000 worth:
 - Fire-fighting water cisterns
 - Playground and ball field structures
 - Picnic tables and benches
 - Common area parking lot
 - Walking trail
 - Entrance signs and fencing
 - Windmill
 - Mailbox structure and bulletin boards
 - Well/water access within common area
- HOA BOD establishes reserve fund policy and uses existing budget process to administer account



Wissler Ranch Newsletter



- Want to Connect?
- Want to know what's happening in our Neighborhood?
- Then the Newsletter is the answer.
- The latest Newsletter is posted on the website at www.wisslerranch.com.
- We want your input, make suggestions by contacting nancy@wisslerranch.com
- It is our goal to post the Newsletter twice a year.

Questions? Comments?

Your input is important!

