

Minutes

Wissler Ranch Homeowners Association

Board of Director's Meeting

Meeting Date : December 14, 2013

Meeting Location: Monument Public Library

1. Meeting Called to order at 10:08 AM
2. Attendees : All Board Members present. Several homeowner's present (missing list).
3. Officer Reports :
 1. President – No Report
 2. Vice President – No Report
 3. Secretary – No Report
 4. Treasurer – Kathleen M. presented the 2013 Treasurer's Report and status. Noted that there were bills yet unpaid that would be considered when final. (ie – snow removal) and the report finalized when that was accomplished.
- 4) Committee Reports:
 - a) By-Laws and Covenants / Conditions / Restrictions Review.
 1. Joe F. reported the completion of the By-Law review and presented proposed changes to the Board. (attached).
 2. Barbara Doremus approval as new committee member.
 3. Wayne Gardner requested a completion of the review process for By-Laws and CCR's for presentation to Homeowners.
 - b) Community Relations – Public Affairs.
 - 1) Lisa G. is working with Kathleen to review the WRHOA website and content.

c) CCR Compliance

1) No issues to report.

d) Design Review Committee:

1) Wayne presented his written report (attached). Discussion is needed on the status of the community post office box design and structure (pending). Pete Popp is approved as new committee member by Brian.

e) Entrances and Landscape Committee:

1) Mary Felchin presented her expected 2014 expense needs (attached). WRHOA proposed budget does not currently provide for upgrades as requested. Discussion over alternative budget submitted by Joe Felchin. Tabled pending Treasurer's Budget Proposal.

f) Forestry Committee:

1) Pine beetle infested tree status reported in October. Noted that the homeowner ultimately responsible for removal of those trees.

g) Legal Affairs Committee:

1) No report.

2) Joe Felchin inquired on his suggestion to use email for WRHOA voting. Jack W. advised action was pending.

h) Maintenance and Common Areas Committee:

1) Eric D. is working with Wayne G. and Mary F. on 2014 activities.

i) Neighborhood Watch:

1) No report.

j) Water Usage:

1) All but two homeowners have reported their 2013 water usage. Currently, four homeowners have exceeded allotments. Follow-up TBD..

k) Welcoming Committee:

1) No report.

5. Unfinished Business:

a) No discussion.

5. New Business:

a) Kathleen M. submitted the Treasurer's 2014 WRHOA Budget proposal. Discussion and explanation as to how budget is developed and changes from the mock budget submitted in November.

1. Cistern study / repair /replacement costs discussed.
2. Windmill repair / liability discussed.
3. Tax liabilities explained.
4. Common area landscape maintenance review
5. Community postal box area projects discussed.

b) Alternative approach to the budget submitted by Joe F. along with a motion to adopt his recommended changes. Discussion. Motion died for lack of second.

c) Wayne G. moved to accept the Treasurer's proposed budget. Second. Five 'aye, one abstention (Lisa G.), one no vote (Joe F.). Motion passed – budget accepted.

d) Due to increased costs associated with budget revisions, motion and second to raise homeowner fees/dues by \$15 to \$180 per lot for the 2014 year only. Five aye's, one abstention (Jack W.) and one no (Lisa G.). Motion passed.

e) Use of Capital Reserve funds were limited to Capital Assets identified.

Meeting adjourned at 12:20 pm.