

Wissler Ranch HOA March Meeting
March 23, 2013 10:30 AM
Monument Library

Call to order: 10:32

Attendance:

WRHOA Board Members: Brian Freese, Ken Nord, Bruce Froehler, Wayne Gardner, Nancy Smith, Jack Windeler

WRHOA Treasurer: Kathleen McCormick

WR Homeowners: John Celestre, Gil Geisz, Paul Smith, Susan Nord, Katherine Froehler, Joe Felchlin, Pete Popp, Susan Popp, Lynn Mattie, Andy Musella, Rhoda Musella, Matt Mask, Lauri Mask, Cindy Dilks, Susan Grant, Dan Best, Jennifer Best, Dr. Johnathon A. Berry, Eric Doremus, Jerry Kennerson, Deloris Kennerson, Al Maurer, Pat Criscito, Joe McCormick, Joe Mentek, Bill Schmidt.

Old Business:

Brian Freese addressed homeowners concerning the requested variance from Mike and Pat Criscito desiring to keep their chickens on their property in Wissler Ranch. Brian reported the Attorney retained by WRHOA advised the WRHOA Board could not legally grant a variance. Brian explained the Board could deny the variance, or to simply do nothing. Bruce Froehler motioned that the Attorney draft a letter to the Criscitos stating they are in violation of the covenant Sec. 4.20 and that they need to remove their chickens. Wayne Gardner seconded the motion. Brian Freese, Ken Nord, Wayne Gardner, Bruce Froehler and Nancy Smith voted in favor of the motion.. Brian Freese voted Jack Windeler's proxy citing Jack's desire to abstain. The vote was 5 (five) in favor of enforcing the covenant. 1 (one) abstention. So moved. Brian explained the Criscitos would be required to remove their chickens from their property within the 30 (thirty) days of receiving the notice they were in violation of the covenant.

There remains a legal option to own chickens in Wissler Ranch. To have the covenant changed legally, 67% of all homeowners must agree to amend the written covenant. The process can then begin to change the legal document.

New Business:

Correspondence: Brian proposed all correspondence be removed from the website and from the front bulletin board at the mailbox structure. The only postings on the website and front bulletin board will be

Board business and will be vetted by the Board before posting. Bruce made a motion to approve Brian's proposal. Ken 2nd the motion. All were in favor...so moved. Postings on the website and the front bulletin board will be removed.

Speeding in the community: There is an ongoing concern of speeding in our community. Brian was contacted by the President of Hawk Ridge HOA asking for our cooperation in slowing drivers passing through their community via Kersdale Dr. Please slow down and be aware there are children at play, residents walking/running, wildlife roaming throughout our community. Please stop at the stop signs. The cooperation by all is most appreciated.

Number of Board members serving: Joe inquired as to why there were only 6 Board members currently serving when our by laws allow for as many as 9. Bruce pointed out we should aim to always have an odd number so as to avoid a deadlock when making Board decisions. We cannot vote to add to Board members serving until the annual homeowners meeting in November. This will be an agenda item for the annual meeting. Brian noted 5 current Board members will be up for re election or rotating off of the Board at the end of this year. .

Brian asked if anyone would be interested in serving on a Covenant Review Committee. The purpose of this committee will be to review all covenants for relevance and possible rewording. This is a general review as our covenants were written 18 years ago and need to be reviewed. Each covenant can be reviewed by the committee to ascertain if it still applies, and if so, does it need to be rewritten, and how the covenant should be enforced. Clairfication from an attorney will need to be sought on some language used in the written covenants. Brian appointed Ken Nord to chair the Covenant Review Committee.

Volunteers are as follows:

John Celestre, Katherine Froehler, Rhoda Musella, Pat Criscito, Joe Felchlin, John Berry, Cindy Dilks, Eric Doremus, Bill Schmidt.

One such covenant, is the covenant which includes prohibiting the storing or keeping RV's, trailers, boats, campers, machinery in view of the street or neighboring properties and how to effectively and reasonably enforce this covenant. A suggestion was to have this covenant reviewed by our Attorney.

It was addressed by several homeowners that we all have a collective desire to keep our home values strong. Doing so will require covenant enforcement.

Internet access: A homeowner asked the question concerning receiving better internet access in Wissler Ranch, Bill Schmidt gave an overview of his research. Kellin Communications has worked very well for several homeowners.

Dead animals: A homeowner asked for advice as to whether or not to throw away a dead animal, such as a squirrel, in the trash. A homeowner advised you should probably call El Paso County first due to the possibility of rabies causing the death of the animal.

Newsletter: Brian suggested homeowners should be thinking of what they would like to see in the Newsletter and begin accumulating information and news items. This will be discussed at next month's meeting. Contact Brian with suggestions.

Committee Reports:

Treasurer, Kathleen: Water fines: \$453.65 has been collected.

127 homeowners have paid HOA dues. 13 late notices have been sent. \$20,807.21 HOA dues has been collected.

Usual bills paid...utilities, required annual fee to register with the State as an HOA

Landscaping/DRC, Wayne: Plans submitted by homeowners to build on Roaming Dr. Wayne is reviewing.

Plans proceeding to remodel Mail Box Structure

Will assess plantings at entrances in the Spring, viability, low water plantings

Maintenance, Ken: If lights are out on a streetlight, get the number written on the pole so that the Mountain View can be notified for repairs. Our community roads are on the El Paso County road maintenance list for repairs in the Spring. If residents call EP County with concerns about our road repairs, it may help with the roads dept addressing the repairs on our communities roads sooner.

Water, Bruce: Advises homeowners to keep an eye on usage. Be aware of any leaks in your drip systems, toilets, plumbing. You shouldn't be using more than 10,000 gallons of water per month, so you should've used less than 50,000 gallons so far this year. Actually it should be quite a bit less than that because we are not yet watering our landscaping.

Motion to adjourn: Bill Schmidt, Ken seconded Meeting adjourned 11:40 AM

Items for discussion for April HOA meeting: Newsletter and Dialogue on Covenants: How, when, why