

Minutes of the Wissler Ranch Homeowners Association Board of Directors Meeting

Meeting Date : April 16, 2014

Meeting Location : Tri-Lakes Fire Station – 18659 Hwy 105, Monument, Co.

1. Call to Order at 7:00 PM
2. Attendees : Brian Freese, Jack Windler, Wayne Gardner, Joe Felchlin, Jim Keefe and Kathleen McCormick. Absent were Lisa Gilbert and Eric Doremus.
3. Reading of Minutes from March Meeting. No objections or changes.
4. Officer Reports:
 - President – Defer

 - Vice president – No report
 - Treasurer – Summary of Accounts presented. Brought original account materials to the Monument Public Library for public inspection as requested by Katherine Froehler and Rhoda Musella. Neither of the requesting parties appeared for the review. Treasurer will reschedule another inspection at the Monument Public Library. Notice and date is posted at the WR Community Mail Box notice board.
5. Committee Reports -
 - a. By-Laws and Covenants / Conditions / Restrictions Committee. Nothing to report.
 - b. Covenants / Conditions / Restrictions Compliance Committee. Nothing to report.
 - c. Design Review Committee. Community Mail Box asphalt pavement and concrete elevation review in process with County. Trying to resolve County participation in paving. Slab must be elevated 8” before asphalt can be paved. Start date mid-June or early July.

There are no County plans to pave / repair WR roads not done in 2014.

We are looking at By-Laws dealing with sheds. Potential violation.

d. Entrances and Landscape Committee. Nothing to report.

e. Forestry Committee. Looking at fire mitigation standards for 2014. Some difficulties anticipated with insurance standards at state level vs individual carriers. Determining which carriers are writing in WR.

Fire Mitigation for WR to be coordinated with El Paso County. Michael Johnson is coordinating. Questions to be resolved with WR insurance carrier as to whose liability carrier (WR vs homeowner) will cover any injury while any chipping is being done. Best that this is done outside WR controls. Still undecided is where the chipping will occur – curbside or at the common area and dates.

f. Legal Affairs Committee. Motion by Joe F. to authorize up to \$2000 as a retainer for H/Sanchez for regular business and review of WR foundation documents being rewritten (By-Laws and CCR's). Motion passed. Meeting set with H/Sanchez to discuss fee structures and pending WR document updates. (\$2000 is the budgeted amount)

g. Maintenance and Common Areas Committee. No report

h. Neighborhood Watch. No report. Joe reports on Sheriff service for “drive-by” inspection of vacationers homes. He will provide details to Lisa.

i. Water Usage Compliance Committee. No report.

j. Welcome Committee. Lisa is updating a handout for new residents.

Motion to adjourn at 8:20 PM