

**Minutes of the Wissler Ranch  
Homeowners Association  
Board of Directors Meeting**

Meeting Date : July 22, 2014

Meeting Location : Tri-Lakes Fire Station

1. Call to Order at 7:02
2. Attendees : Brian Freese, Jack Windeler, Eric Doremus, Lisa Gilbert, Wayne Gardner, Jim Keefe. Also attending : Rose Keefe, Sandy Mauer, Barb Doremus, Roger Carlton, Susan Nord, Jan Geise, Gil Geise, Deloris Kenerson and Nancy Cookson.
3. The June 2014 HOA Meeting are read and approved without correction.
4. Officer Reports:

a. President

Presentation of the revised WR HOA By-Laws as accepted by the Board and approved by HOA counsel. By-Laws required updating as they were outdated (drafted by the developer to protect the interests of the developer) and did not reflect current Colorado Law.

A copy of the revised By-Laws will be posted at the community mail box structure and on the HOA website. Copies will be made available for general review at the next HOA General Meeting. A date for community vote/approval will be announced asap.

Nominations accepted to replace resigning Board Member Joe Felchlin are accepted. Deloris Kenerson is approved and elected by the Board effective immediately. No objections.

b. Vice President

We had hoped to complete updating our covenants prior to the Annual Meeting in October. However, time is working against us and this project may need to be moved to an order of business for the incoming Board.

c. Treasurers Report

July report presented and accepted.

Henceforth monthly account sheets will be posted at the community mailbox bulletin board to prevent animus from a few homeowners.

d. Secretary

The May minutes are delayed due to computer problems. They will be completed asap.

5. Committee Reports

a. Design Review

Contractor selected to complete construction of the community mailbox structure is no longer available. This will set back the start date and require new bids. Wayne will keep the HOA updated.

#### b. Covenants/CCR's

Reminder that the discussion on “chickens” has been tabled until October. There are no new covenant complaints.

#### c. Entrances and Landscape

This Committee has been reassigned temporarily to Jack and Eric following the resignation of the previous committee chair.

Entrances landscaping will be reworked to remove dead plantings and debris to be replaced by materials not requiring maintenance. Entrance structures have been reinforced and repaired.

#### d. Forestry

Updates will be provided by the Neighborhood Watch Committee as part of the 8-5-2014 'Night Out' program. Bulletins and announcements are at the mailbox bulletin board.

#### e. Legal Affairs

HOA Counsel has approved the By-Laws revisions and certified them as in compliance with current controlling law. Counsel is reviewing our current covenants to give us a head start on updating them and saving time in any rewrite.

Reminder that our policies on RV parking, dog and cat limits and finishes on garden structures are not enforceable as written under current law. These issues will need to be addressed by the committee rewriting covenants.

5 Unfinished Business

Nothing discussed.

6 Meeting adjourned