

**Wissler Ranch HOA Board Minutes**  
**June 17, 2014**

Board Meeting called to order at 7:17pm.

Board Members present: Brian Freese, Wayne Gardner, Jack Windeler, Eric Doremus,

Board Members absent: Lisa Gilbert, Jim Keefe

Others present: Kathleen McCormick, Treasurer and Community Affairs Committee member and Peter Popp, Design Review Committee Member

**Committee Reports**

Community Affairs -

Wissler Ranch HOA web site server space is full. Kathleen has contacted the server provider to determine the cost for additional space. Motion made to allocate \$200 from management reserve if required to obtain additional space. Motion passed 4-0. Note: Spectra Creations increased the amount of server space from 500MB to 5,000MB at no charge for customer loyalty in consideration of our length of doing business with them.

Legal Affairs -

There is one open item concerning extensive non-payment of dues by one homeowner and recovery of associated legal fees. Motion was made to allocate \$500 from management reserve to pursue resolving this issue. Motion passed 4-0.

Treasurer's Report -

Report attached.

Other Items:

Midyear review of budget allocations and expenditures was accomplished.

The 2014 taxes have been prepared by the association's tax preparer - O'Neil, CPA and the association does not have a payment due for 2014.

Common Area Maintenance

First seasonal mowing was done at the entrances and the common area.

Major repair of the log superstructure and fences has been completed on budget.

Design Review Committee:

Discussion of options regarding landscape maintenance at front entrances. Mowing this area is part of the Common Area and Maintenance and Entrance Mowing budget. It was determined Fire Wise funds were available and could be used to replace combustible materials and remove dead trees and shrubs if required. A motion was made and passed 4-0. Eric and Jack will coordinate use of Fire Wise funds.

During home construction, a portion of the drainage culvert on Wissler Ranch Road was filled obstructing water drainage. El Paso County was contacted and the homeowner will be required to clear the culvert and apply for a permit for a second driveway.

Discussion of status of mailbox structure improvements and paving repair. Wayne had discussions with Pikes Peak Regional Building and El Paso County road engineers. It was determined a site plan would be required prior to plan approval or permitting. This has been accomplished and a permit is anticipated within the next month. In addition, it has been determined the paving project will be more extensive than the anticipated patching due to inadequate substrate and improper slope at the time of initial construction. In order to minimize the chance of injury to homeowners and their vehicles from the deep potholes and broken pavement and to prevent undermining the mail structure foundation through improper water drainage, the Board determined allocation of additional funds were necessary using the provisions of the Capital Reserve policy for contingency requirements. A motion was made and passed 4-0 to allocate an additional \$6,000 from Capital Reserves for the additional paving expense to bringing the budget total to \$20,000 for the mail box structure and pavement.

Resolution of the installation of an unapproved storage shed by a homeowner on the south-east corner of Edgedale and Roaming was discussed. The shed meets the definition of a structure for purposes of the covenants and design guidelines. Without submitting the plans to the Design Review Committee or obtaining DRC approval as required by covenants, the homeowner began installation of the shed in the fall of 2013. The shed does not meet the standards set by the Covenants or design guidelines for materials or appearance. The DRC has informed the homeowner the shed is not in compliance and in response the homeowner covered the shed in a bright blue tarp. Since then, the DRC has made numerous attempts to discuss required changes and modifications with the homeowner. The homeowner has not returned calls or answered emails. Motion was made and passed 4-0 to send a letter to the homeowner directing the homeowner to remove the shed from his property or bring it into compliance within 30 days.