

Minutes of the Wissler Ranch Homeowners Association Board of Director's Meeting

Meeting Date: March 15, 2014

Meeting Location: Monument Fire Station – 18650 Hwy 105, Monument, Co.

1. Call to order at 10:03 AM
2. Attendees : All BoD members present : Brian Freese, Jack Windeler, Wayne Gardner, Eric Doremus, Lisa Gilbert, Joe Felchlin, Jim Keefe and Treasurer, Kathleen McCormick. Also present were Mary Felchlin, Pete Popp, Rose Keefe, Sandy Maurer and Craig Smithson.

3) Reading and Disposal of Minutes:

a) November 2013 and December 2013 Minutes accepted for posting without . February 2014 Minutes read and approved for posting.

4) Officer Reports:

President: Deferred

Vice-President: report per handout

1. Mt. View handled Insect infested trees at no expense to HOA
2. Requested Board Working to discuss By-Laws preparatory to legal and homeowner approval. Joe F to set meeting.
3. One homeowner is 10 years delinquent in dues payments. Property is now under lien and filing of judgement is being considered.

Treasurer:

1. Association balance sheets for March 2014, February 2014 and January 2014 updated and submitted. Also submitted is December 2013 update.
2. Budget Ratification for the year 2014 is submitted once again.

Secretary:

- 1) Attending seminar on Liens and Foreclosures for HOA members at Hindman/Sanchez on March 25, in Colorado Springs.
- 2) BOD Meeting schedule tentative for 3rd Wednesday of each month April through June, 7:00 PM til 9:00 PM at the Monument Fire Sta.

5. Committee Reports:

a) By-Laws and CCR Review Committee:

1. Brian requesting BoD Working Meeting for Wednesday, April . Joe volunteered his home for the meeting.
2. Joe reports that the review project is completed, requiring BoD input before legal and homeowner approval. Several changes have been made since the initial report in December. Once the project is BoD approved, Joe will request a detailed discussion on compliance.

b) CCR Compliance Committee:

- 1) No violations reported in five months.

c) Design Review Committee: Handout: Mailbox design blueprints submitted:

1. Will finalize costs, plans and timetable for the community mailbox structure this month. Questions on lighting and interior visibility.
2. Will coordinate plan with DOT re: drainage and USPO re: construction timetable. Permits scheduled for May and construction for June.
3. Received requests for paint color approval and fence design approval.
4. Reviewing request for additional building on homeowner lot.
5. Request approved for deck resurfacing. No change in design or footprint.

d) Entrances and Landscaping Committee:

- 1) Nothing to report from the committee.
- 2) Gathering bids to replace/repair rotted entrance foundation posts. (see VP handout)
Community should be cautioned to avoid the entrance monument pending repairs.

e) Forestry Committee:

- 1) Requested \$15K State Grant for fuels removal and utility vehicle for forestry work. If grant is approved there is no commitment to spend HOA funds in matching grant money.

f) Legal Affairs Committee: VP handout:

- 1) Eric and Jack have interviewed candidate law firms and recommend David Firmin from Hindman/Sanchez. BoD approval pending.
- 2) Jack motion to pay \$120 outstanding legal bill. Second. Motion passed.

g) Maintenance of Common Areas Committee: (see Entrances and Landscaping)

h) Neighborhood Watch: No Report

i) Water Usage: No Report

j) Welcoming Committee:

1) Sandy needs better input on new residents and new purchases. Asks BoD for help in getting this information to her sooner.

6) Unfinished Business:

a) President:

1) Requesting status report on Joe's request for attorney review on electronic voting. Waiting confirmation on new HOA lawyer.

7) Adjourned at 11:xx AM