

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

Meeting Date : May 21, 2014

Meeting Location : Monument Public Library

This meeting was scheduled for the Tri-Lakes FD Meeting Room. We relocated due to a FD emergency closing the building to the public.

1. Call to Order at 7:20 PM
2. Attendees : Brian Freese, Jack Windeler, Eric Doremus and Jim Keefe and Kathleen McCormick. Absent were Lisa Gilbert and Joe Felchlin. Also attending were Pete Popp and Sue Popp.
3. April minutes are read and approved without objection or change.
4. Officer Reports

a. President

No Report. Question as to whether or not covenant revision was something that could be accomplished by the current Board or begun and deferred to the incoming Board.

b. Vice President

Review of meeting with HOA counsel and what we might expect from our retainer agreement regarding covenants. Issues were enforcement mechanisms and compliance with current law. Several covenants do not comply. Counsel will make recommendations on language before we begin the process to save time and frustration. Result should be something everyone can live with even if there is basic disagreement. (ie. RV's, yard buildings and chickens.) Decision to submit to homeowners for final vote once complete.

c. Secretary

Nothing to report.

d. Treasurer

Review of monthly accounts submitted and approved.

We have an owner of a vacant lot that has not paid 2014 dues and is several years in arrears in dues payments. She has refused all contact attempts, including certified mailings, since 2001. Liens have been filed, expired and refiled. Colorado has an annually recurring six year lien limitation statute meaning every seventh year, one year of our ability to recover costs, fees and unpaid dues drops off and becomes noncollectable. We are steadily incurring legal costs associated with liens against the lot. A delay in filing for judgment will threaten our ability to recover HOA dues owed and all legal costs both paid and yet to be incurred.

Recommendation by counsel is to file for judgment now to preserve our ability to recover fees and delinquent dues beyond the six year lien limitation at this time to avoid those losses. Motion by Brian to proceed with judgment filing now on the vacant is approved without objection.

Reminder, We are reporting covenant violations to title companies preparatory to sale so the new owner can be aware of potential violations before the sale is completed.

Reminder, there is no statute of limitations for Water Court violations. All water court violations (active fountains, ponds, etc fed by well water) have no limiting statutes and are not 'grandfathered' as far as covenant violations are concerned.

A 4-26-2014 opportunity for bank records review for two complaining homeowners was not attended by those homeowners. This is the second 'no-show' for these complainants.

5. Committee Reports

a. By-Laws

No report. However, revisions are essentially complete and are submitted to HOA counsel.

b. Covenants

No report. However, no known new violations.

c. Design Review

Permits being let on mailbox structure.

d. Forestry

Downed beetle infested tree (1) to be removed.

e. Legal Affairs

Met with counsel. Retainer conditions will be met. OK for review and recommendations for By-Laws and CCR's. Discussion of hot topics within the community (RV's, chickens, etc.) in preparation for covenant updates/rewrites. Ours are the original covenants written by counsel for the developer. We need input on requirements for covenant approvals and enforcement.

f. Water Usage

Report attached.

g. Entrances and landscape

Eric will need a \$3000 budget for front entrance repairs and landscape changes allowing for minimal maintenance.

Eric and Pete Popp repaired our park windmill after it malfunctioned started a loud, howling noise. Motion to pay for parts used in repair passes without objection.

6.Unfinished Business

Motion (Jack) to waive penalty for 2014 dues on HO paid by homeowner in 2013 before dues increase passes without objection.

7. Motion to adjourn at 8:50PM

Homeowners should please watch their water usage through the summer months.