

**Minutes**  
**Regular Meeting of the Wissler Ranch**  
**HOA Board of Directors**

**Date:** November 19, 2014

**Location:** Monument Public Library

**Call to order:** 6:40 PM

**Attendees:**

Deloris Kenerson, Lisa Gilbert, Eric Doremus, Wayne Gardner, Brian Freese, Jack Windeler, Jim Keefe, Kathleen McCormick.

Also attending are Rose Keefe, Sandy Mauer, Ken Powers and Terry Powers.

**President's Report:**

The terms for President Brian Freese and Vice President Jack Windeler will expire at the conclusion of this meeting. With that happening, the Board will revert to

five members from seven in accordance with action taken in the October Annual Homeowners Meeting. The new Board will be seated and the election of new Board positions will take place at the December meeting.

Motion by Brian to seat the new Board as outlined passes without objection.

**Vice President's Report:**

We are pleased to have been members for the past five years and to have been part of the several accomplishments discussed as part of the Annual Homeowners Meeting. We are leaving policy revisions, covenant updates and the finalizing of the approved By-Laws to the new Board.

I (Jack) will remain active in Legal Affairs with the new Board.

Question from Sandy M. - why were the By-Laws not approved at the Annual Meeting?

Response from Brian – questions and requests from homeowners for a detailed outline of changes from the old vs new documents prompted a delay in approval of the final revisions. This outline will be provided by the new Board and a vote scheduled for homeowner approval by mid-year 2015.

Motion to reverse an action by the prior Board to limit RV parking to four days and remove that controlling sentence from the covenant. Motion passed without objection. The Covenants rewrite Committee will address the issue of RV parking in the update process.

### **Treasurer's Report:**

As posted. All bills relating to the entrances have been paid and were within budget. There are some extra expenses reported relating to the mailbox structure due to contractor changes and the entrance superstructures due to dangerous conditions discovered by Eric and Wayne.

2015 budget worksheets are distributed.

Dues are anticipated to fall from \$180 to \$165 pending final budget approvals by the Board. Homeowners will approve the budget in January.

### **Committee Reports:**

#### **Covenant Committee:**

A new committee will be formed in January. Looking for homeowner volunteers to serve both on this committee and a rewrite committee.

No new violations to report or act on.

#### **Design Review Committee:**

The mailbox parking area grade plan has been approved. Work on the area should begin by December 12.

All entrance work has been completed and paid for.

We would like a covenant to specify no permanent residences or rentals in detached garages or RV barns without Design Review Committee approval and El Paso County Zoning compliance.

**Maintenance and Common Area Committee:**

All plans are completed for the 2014 year.

**Forestry Committee:**

2014 Inspection revealed only one beetle infested tree. Homeowner has been notified and plan made for tree removal before June 2015.

**Water Committee:**

Five homeowners have failed to report 2014 usage. Following up.

Five homeowners report over usage Motion to forgive fines on three are approved without objection. Working on the other two for explanations for the overuse.

**Welcoming Committee:**

We are current on activity.

**Old Business:**

No progress on cell tower or internet projects.

**New Business:**

None to report.

**Call to Adjourn: 8:21PM**