

Minutes
Regular Meeting of the Wissler Ranch
HOA Board of Directors

Date: September 23,2014

Location: Tri-Lakes Fire Station, Monument

Call to Order: 6:35 PM

Attendees:

Deloris Kenerson, Lisa Gilbert, Jim Keefe, Erick Doremus and Jack Windeler. Absent are Wayne Gardner, Brian Freese and Kathleen McCormick.

Also attending are Rose Keefe, Sandy Mauer, Susan Nord, Gil and Jan Geisz.

President's Report:

Approval of the August Working Meeting Minutes with corrections.

HOA Counsel has been asked for a clean copy of the Wissler Ranch HOA Covenants with the developer detail removed and CCR's updated to current Colorado Law. Purpose is to provide the Covenant Rewrite Committee with a solid base to begin the work of rewriting and bringing our covenants into compliance with Homeowner wishes. WRHOA covenants have not been updated since October, 2001.

Counsel has also been asked to update our Covenant Enforcement and Covenant Collections policies into line with current Colorado law. Laws governing both these areas have changed since their original approvals and no longer comply with laws/statutes.

Counsel has also been asked to provide clarification as to whether WRHOA is subject to Non-Profit or CC regulations. We cannot be ruled by both and have been given conflicting opinions in the past. We need an updated opinion in order to move forward with HOA business.

Costs for these requests have been budgeted and approved for 2014.

Notices for the WRHOA Annual Meeting and proxies have been mailed to all WRHOA members. The meeting place and time have been noticed in those mailings and in the August Meeting Minutes posted on the WRHOA website.

DRC Committee Report:

Construction of the New mailbox structure has been approved. We are still waiting for county approval of the parking area in front of the structure before we can draw final permits. Construction can still be completed in this calendar year despite delays.

Jack requests \$100 for materials to make temporary repairs to pothole damage to that paved area pending contractor construction of that space. Approved without objection.

Common Areas and Maintenance Committee Report:

September mowing is completed.

Reseeding of the ball field is set for 10/10/2014. Spraying the common area to control noxious weeds has been scheduled.

Windmill repairs are pending. We need repairs to the hydraulics and the blade mechanism controls. Getting final estimates for this work.

The Common Area swing set needs a toddler bucket seat. The current seats are built for older children. We are searching for a suitable seat.

Fire Mitigation Committee:

The US Forestry Department will be walking all lots in Wissler Ranch October 28 and 29 to survey for and mark beetle damaged trees and Firewise compliance. Reports will be provided the HOA as in prior years.

Internet Committee:

Information on this subject is still being collected.

Legal Affairs Committee:

(please see the **President's Report** section of these minutes)

Covenant Revisions Committee:

No work is currently being done on this Committee pending a response to our requests to WRHOA counsel. (please see the **President's Report** section of these minutes)

Volunteers to work on this Committee will be needed once we have the report from counsel.

New Business:

Dues requirements will be set by the incoming Board of Directors following approval of the 2015 WRHOA Budget.

Call to Adjourn: 7:21 pm.