

## Wissler Ranch Annual Homeowners Meeting Minutes

October 15, 2016

- **Call to Order:** The annual meeting of the Wissler Ranch homeowners was called to order at 10:10 AM in the meeting room of the Tri-Lakes United Methodist Church.
- **Roll Call and Certification of Proxies:** Secretary Sharla Davis reported that there were 20 people present in person and 23 represented by proxy for a total of 43 homeowners in attendance. A total of 45 was required for a quorum.
- **Proof of Notice of Meeting:** The annual meeting notice was mailed to all home/lot owners on Sept. 16, 2016.
- **Reports:**

**- Officer/Committee:**

**- President:** Jim Keefe welcomed everyone and thanked them for coming. He reminded homeowners that all meeting minutes/important info are posted on the bulletin board as well as the website, as are all slides, etc. from past meetings. The website is the primary source for all things Wissler Ranch.

**- Treasurer:** Kathleen McCormick reminded homeowners that Wissler Ranch is non-profit, not tax exempt. All income is from our dues which pay operating expenses and fund capital reserves. There is one homeowner with outstanding HOA dues. The 2017 proposed budget will be reviewed and voted on by the board at the next board meeting on Oct. 29, 2016.

**- Broadband:** Eric Doremus reported that Wissler Ranch now has state-of-the-art broadband! He negotiated a co-development plan with Comcast and 72 homeowners contributed \$156K to make it happen. Thank you, Eric!

**- Common Area:** Eric reported that there were three seasonal mowings and the ball field was reseeded; homeowner Pete Popp dragged the trail and Eric & Barb Doremus weeded it. Eric & Barb and Tim & Pam Ponsetti refinished the fences with sealer & fresh stain. Thank you all! Eric asked homeowners to help with snow shoveling/plowing in front of the mail kiosk this winter.

**- Covenants:** Deloris Kenerson reported that there were eight violations addressed this past year: six nuisances were resolved; two fire mitigation issues were reported and one is still open. The board of directors recommended updating the existing covenants and they are in the final stages of being revised by the Covenants Review Committee. Sometime during the first quarter of 2017, homeowners will have an opportunity to review and comment on the proposed changes.

- **Design Review:** Wayne Gardner reported that the Design Review Committee (DRC) had a busy year reviewing requests for new home construction, detached garages, landscaping, storage sheds, playground equipment, fencing, and paint schemes. The DRC was also involved in researching covenant violations & proposed covenant changes. Wayne reminded homeowners that fencing, driveway, landscaping, detached garage plans, and general outside property changes must be reviewed and approved by the DRC.

- **Forestry/FireWise:** Jack Windeler reported that Wissler Ranch qualified as a “FireWise” community and the designation has been renewed until 2018. The Colorado State Forest Service neighborhood forest health review will be on October 24<sup>th</sup> from 9:00-3:30. Infected trees will be marked with orange tape and homeowners will have until June 2017 to remove those trees. Pine beetles swarm in late June/early July and the trees must be removed prior to the swarming season to prevent spreading. Jack has been the Wissler Ranch forestry chair for eight years and is seeking another homeowner to volunteer. Please contact him if you are interested.

- **Legal Affairs:** Wissler Ranch has an attorney on retainer for HOA business only not individual homeowner issues. Jim Keefe reminded homeowners that if they contact the attorney, they will be liable for all costs incurred.

- **Neighborhood Watch:** The Neighborhood Watch chair is currently vacant; Jim Keefe is the interim. The position has been vacant for 1 ½ years; please contact Jim if you are interested in volunteering. Wissler Ranch received an appreciation letter from Sheriff Bill Elder thanking us for our participation in National Night Out on Aug 2<sup>nd</sup>.

- **Water:** The water committee chair is currently vacant; Sharla Davis is the interim. Wissler Ranch water usage is determined by CO Division of Water Resources court decree, Great Divide Water Company augmentation plan, and the Wissler Ranch covenants. Homeowners are allotted 122,194 gallons per year. Annual water meter readings must be reported by early November. Notices and reporting cards will be sent to all homeowners. Please read your meters on Nov. 1<sup>st</sup> and provide the results via card or email by Nov 5<sup>th</sup>.

- **Welcome:** Sandy Mauer reported that there are eight new families in Wissler Ranch. A warm welcome to all!

- **Old Business:** Reading and Disposal of 2015 Annual Homeowners Meeting Minutes: Last year’s minutes were reviewed and notionally approved. There was no quorum for voting.
- **New Business:** Jim Keefe asked homeowners to email him with inputs/ideas and to keep the lines of communication open.
- **Recess:** The meeting recessed at 11:20 AM since there was no quorum. The members will reconvene at a future date when a quorum has been established.

**October 25, 2016**

- **Call to Order:** Wissler Ranch homeowners reconvened on Oct. 25, 2016, at 3:30 PM at the Monument Library for the annual meeting.
- **Roll Call and Certification of Proxies:** Secretary Sharla Davis reported that 13 homeowners were present in person and 45 were represented by proxy for a total of 58 homeowners present. Since there were more than 45 homeowners in attendance, a quorum was established.
- **Proof of Notice of Meeting:** The notice of the reconvened annual meeting was emailed to all home/lot owners on Oct. 21<sup>st</sup>.
- **New Business:** The 2015 annual meeting minutes were reviewed and approved. There were two items for homeowners to vote on: four new board positions and disposition of excess capital reserve funds. There was discussion on potential cistern replacement and access road improvements. These items would be funded from the capital reserve account. Kathleen McCormick passed out ballots. Results will be counted, validated, and posted on the bulletin board following the meeting.
- **Adjournment:** The meeting adjourned at 3:54.