



**WISSLER
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**Wissler Ranch
Homeowners Association**

**Annual Meeting of the
Members 2017**



1. Roll call and certification of proxies
2. Proof of notice of meeting
3. Welcome by the President
4. Officer and committee reports
5. Old business
6. New business
7. Balloting
8. Adjourn



- Roll call – sign-in sheets
- Certification of Proxies
- Total present by person and proxy
- Quorum / no quorum

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Welcome

- Thank you for coming



- Board members
 - Hal Goldback, Vice President
 - Jim Keefe, President
 - Royal Koepsell
 - Sharla Davis, Secretary
 - Wayne Gardner
- Other Officers
 - Kathleen McCormick, Treasurer

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Officer and Committee Reports

- Treasurer
- Common area
- Covenant Compliance
- Covenant Review
- Design Review Committee
- Forestry and Firewise
- Infrastructure
- Neighborhood Watch
- Water
- Welcome



- Wissler Ranch HOA is not for profit – not tax exempt
 - IRS exempts income when 60% comes from assessments and 90% is spent on maintenance of common property otherwise subject to standard taxes
- Income comes almost exclusively from annual assessments
 - 180 x 133 = 23,940 due February 15th each year
 - Pays operating expenses of the HOA including maintenance of the common area and funds capital reserves
- WR HOA owns capital assets of approximately \$130,000 and has a replacement reserve fund of \$53,392
 - Major repair and replacement of cisterns, mail box structure, wind mill, trail, parking lot, playground equipment, picnic tables and benches, entrances
 - Capital assets in the reserve plan must be revalued to reflect current replacement costs
- Annual budget ratified by the membership at Budget Ratification Meeting
 - Board formulates the budget and provides copy in advance to membership
 - Budget focuses on building and maintaining adequate reserves



Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	11,510	2,015	13,525		13,525
Cash Reserves			-	53,393	53,393
Assessments receivable	477		477		477
Other Receivables	2,505		2,505		2,505
Prepaid Expenses			-		-
Deposits			-		-
Total Assets	14,492	2,015	16,507	53,393	69,900
Liabilities					
Accounts payable	210		210		
Accrued Expenses		1,000	1,000		1,000
Prepaid Assessments			-	-	-
Income taxes payable	-	-	-	-	-
Total Liabilities	210	1,000	1,210		1,210
Fund Balance	14,282	1,015	15,297	-	53,393
				-	68,690



2017 Income and Expense Statement

	Operating		Fire Wise		Reserve	
	Budget	Actual	Budget	Actual	Budget	Actual
Income						
Annual Assessment (homeowner dues \$23,940)	18,945	18,765	-	-	4,995	4,995
Annual Assessment Paid Forward						
Past Due Assessment						
Late Fees and Interest		46				
Legal Fees						
Water Overage Fees		1,401				
Total Income	18,945	20,212	-	-	4,995	4,995
Reserve Fund			2,015	2,015	43,756	43,756
Unallocated Cash Carried Forward					5,246	5,245
Total Funds Available	18,945	20,212	2,015	2,015	53,997	53,996
Expenses						
Operating Budget						
Administrative	1,800	1,264				
Accounting and Tax Preparation	200	180				
Common Area Maintenance	5,600	3,572				
Common Area Forest Fire Mitigation			100			
Forest Service Inspection			1,000			
Insurance	1,500					
Legal Fees	3,000	1,161				
Management Reserve	1,595		915			
Snow Removal	-					
Taxes						
Utilities	3,350	2,909				
Water Augmentation Plan	1,800					
Welcome Committee	100	66				
Capital Budget						
Cistern Replacement*					15,000	-
Electrical Infrastructure						
Entrances						
Great Divide Unfunded Liabilities						
Mail Box Shelter						
Mail Box Parking						
Parking Lot					12,000	604
Walking Path, Picnic Areas, Playground						
Total Expenses	18,945	9,152	2,015	0	27,000	604
Balance	-	11,060	-	2,015	26,997	53,392



2018 Notional Budget

	Operating	Fire Wise	Reserve
Income			
Annual Assessment (homeowner dues \$26,334)	18,945	-	7,389
Past Due Assessment			
Late Fees and Interest			
Legal Fees			
Total Income	18,945	-	7,389
Reserve Fund		1,000	53,392
Unallocated Cash Carried Forward			5,500
Total Funds Available	18,945	1,000	66,281
Expenses			
Operating Budget			
Administrative	1,800		
Accounting and Tax Preparation	200		
Community Affairs			
Common Area Maintenance includes Entrance			
Landscaping and Mowing	5,600		
Common Area Forest Fire Mitigation			
Forest Service Inspection		1,000	
Insurance	1,500		
Legal Fees	3,000		
Management Reserve	1,595		
Snow Removal	-		
Taxes			
Utilities (street, entrance and mail box lights)	3,350		
Water Augmentation Plan	1,800		
Welcome Committee	100		
Capital Budget			
Cistern Replacement*			15,000
Common Area Walking Trail and Parking Lot			12,000
Total Expenses	18,945	1,000	27,000
Balance			39,281



Covenant Compliance

- Chair – Sharla Davis
- Potential violation notifications (courtesy emails) - 30
 - ATVs - 4
 - barking dog complaints - 3
 - dogs off leash - 2
 - general lot upkeep/maintenance - 1
 - parking on combustible/non-approved surfaces - 8
 - play equipment - 1
 - speeding/running stop signs - 1
 - trailers/RVs - 10
 - yard signs - 3
- Covenant violation letters mailed - 4
- Covenant violation fines, as voted by the Board of Directors after hearings - 2



Covenant Review Committee

- Chair – Barb Doremus, members: Lisa Gilbert, Sharla Davis, Deloris Kenerson, Sandy Maurer
- Covenant Revision Process
 - Draft Phase
 - Phase I (Draft Revision #1)
 - Phase II (Draft Revision #2)
 - Phase III (Proposed Final)
 - Requires 67% Homeowner approval (90 yes votes)
 - Phase IV (First Mortgagee Acceptance)

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Design Review Committee

- Chair: Wayne Gardner, member: Pete Popp
- Reminder: All landscaping, construction, remodeling, additions, pet enclosures, storage sheds, detached garages, fencing, playscapes and other lot improvements require DRC review and approval



Design Review Committee

- 2017 Activities
- Homeowner projects reviewed in 2017:
 - General request and plan Reviews - 12
 - Committee plan preparation and solicitation of bids - 1
 - Covenants reviews - 3



Forestry and Firewise

- Chair: Deborah Bullock, Members: Susan Grant, Lynn Mattie, Jack Windeler
- Colorado State Forest Service annual forest inspection
 - Scheduled for October 23-24
 - Beetle infected trees will be marked by orange tape with words "Killer Tree" printed on the flagging
 - Please remove marked trees by June 2018



Forestry and Firewise

- Annual Firewise meeting
 - Held in partnership with Woodmoor HOA and Tri-Lakes United Methodist Church in May.
 - Continuing education is required to maintain our Firewise status.
 - Take away from the annual meeting. The best community fire mitigation plan is for neighbors to copy good mitigation practices of their neighbors. It's contagious!
- "Colorado Wildland Fire Conference" in Pueblo last April. Susan Grant attended and brought back many ideas we could use in our area. She would be happy to share what she learned.



Chair: Hal Goldback and Bill Fisher

- Cisterns – data-gathering process for future replacement
- Capital repair of parking lot approved in 2017 budget
 - Constructed in 1997
 - Major parking lot maintenance 2001



Neighborhood Watch

- Chair: Vacant
- National Night Out event held in the Wissler Ranch Common Area in August
- Two calls made
- Wissler Ranch needs a volunteer to chair Neighborhood Watch



Water Augmentation Plan

- Chair: Sharla Davis
- Water use is governed by Colorado Water Court decree, Water Augmentation Plan and Covenants
 - 122,194 gallons per year: indoor domestic use and 1500 square feet of lawn or gardens
 - Overuse of water or using for purposes not specified in water decree and deed are violations of court order and covenants
 - State can and has intervened
- Homeowners take meter readings November 1st and report the total no latter than November 6th
 - Watch for mailing





Water Augmentation Plan

- Water Augmentation Plan Reporting
- 2016:
 - Late reporting fines - 12;
 - Overuse fees assessed - 10;
 - Overuse fines in addition to overuse fees - 2



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Welcome Committee

- Chair: Sandy Maurer

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Old Business

- Approve 2016 annual meeting minutes

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New Business

- Homeowner forum
- Balloting



- Ballots
- One per lot
- Proxy holders
 - One vote per proxy for each issue or board candidate
- Turn in before leaving today
 - Results posted at mail box structure bulletin board by tomorrow



Adjourn

Thank you for coming and helping to maintain Wissler Ranch as a great place to live!

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