



**Wissler Ranch  
Homeowners  
Association**

**Annual Meeting of the  
Members 2015**

# Agenda

1. Roll call and certification of proxies
2. Proof of notice of meeting
3. Welcome by the President
4. Read and approve 2014 annual meeting minutes
5. Officer and committee reports
6. Old business
7. New business
8. Balloting
9. Adjourn



# Wissler Ranch HOA Board and Officers:



- Board Members
  - Jim Keefe, President
  - Lisa Gilbert, Vice President
  - Wayne Gardner
  - Eric Doremus
  - Deloris Kenerson
- Other Officers
  - Secretary Brian Freese
  - Treasurer - Kathleen McCormick

# Officer and Committee Reports



- Treasurer
- Broad Band
- Common Area
- Covenants
- Design Review Committee (DRC)
- Forestry
- Legal Affairs
- Water
- Welcome

# Minutes 2014 Annual Meeting

Meeting Minutes Read and  
Approved



2014 Annual  
Meeting Minutes



# Treasurer Report - Basic Financial Information

- 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
  - $165 \times 133 = 21,945$  due February 15<sup>th</sup> 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 \$32,183
  - Major repair and replacement of mail box structure, cisterns, wind mill, trail, parking lot, playground equipment, picnic tables and benches, entrances
- Annual budget ratified by the membership at Budget Meeting in January
  - Board formulates the budget and provides copy in advance to membership
  - Forward recommendations to board members in November
- By-laws require Board and Treasurer to effect annual review of books by certified or public accountant
  - Outsized expense of review in relation to annual budget – develop alternative

# Association Balance Sheet

Wissler Ranch Homeowners Association Balance Sheet						
	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund		Total
<b>Assets</b>						
Cash Operating	17,261	2,908	20,169			20,169
Cash Reserves			-	32,014		32,014
Assessments receivable, net of allowance for bad debts	222		222			222
Prepaid Expenses			-			-
Deposits			-			-
<b>Total Assets</b>	<b>17,483</b>	<b>2,908</b>	<b>20,391</b>	<b>32,014</b>		<b>52,405</b>
<b>Liabilities</b>						
Accounts payable	664		664	-		664
Accrued Expenses	1,800	1,000	2,800			2,800
Prepaid Assessments			-	-		-
Income taxes payable			-	-		-
<b>Total Liabilities</b>	<b>2,464</b>	<b>1,000</b>	<b>3,464</b>			<b>3,464</b>
<b>Fund Balance</b>	<b>15,019</b>	<b>1,908</b>	<b>16,927</b>	<b>32,014</b>		<b>48,941</b>

# 2015 Income and Expense Statement

	Operating		Fire Wise		Reserve	
	2015 Operating	2015 Actual	2015 Budget	2015 Actual	2015 Budget	2015 Actual
<b>Income</b>						
Annual Assessment (homeowner dues \$21,945)	19,445	19,445	1,000	868	1,500	1,500
Annual Assessment Paid Forward						
Past Due Assessment		2,475				
Late Fees and Interest		3,126				
Legal Fees		1,184				
Water Overage Fees						
Other		18				
<b>Total Income</b>	19,445	26,248	1,000	868	1,500	1,500
Reserve Fund			2,040	2,040	53,729	53,729
Unallocated Cash Carried Forward						
<b>Total Funds Available</b>	19,445	26,248	3,040	2,908	55,229	55,229
<b>Expenses</b>						
Operating Budget						
Administrative	1,000	836				
Accounting and Tax Preparation	200	180				
Community Affairs	400	143				
Common Area Maintenance and Entrance Landscaping and Mowing (in 2015 reconsolidatd with entrance maintenance)	5,245	3,515				
Common Area Forest Fire Mitigation						
Entrance Landscaping and Maintenance	-					
Forest Service Inspection			1,000			
Insurance	1,200	209				
Legal Fees	3,000	1,499				
Management Reserve	3,000		2,040			
Snow Removal	600					
Taxes						
Utilities (street, entrance and mail box lights)	3,200	2,290				
Water Augmentation Plan	1,500					
Welcome Committee	100	80				
Capital Budget						
Cistern Replacement*					15,000	-
Completion of 2014 Approved Projects					14,566	22,514
Electric Line Replacement Including Trenching						700
Entrance and Mailbox Lighting Update and Repair						
Entrance Log Stabilization and Repair (Emergency)						
Mailbox Bulletin Board Replacement						
Mailbox Structure Improvements and Parking Pad						
Wind Mill Motor Repair						
<b>Total Expenses</b>	19,445	8,751	3,040	-	29,566	23,214
<b>Balance</b>	-	17,497	-	2,908	25,663	32,015
* If necessary due to condition inspection						

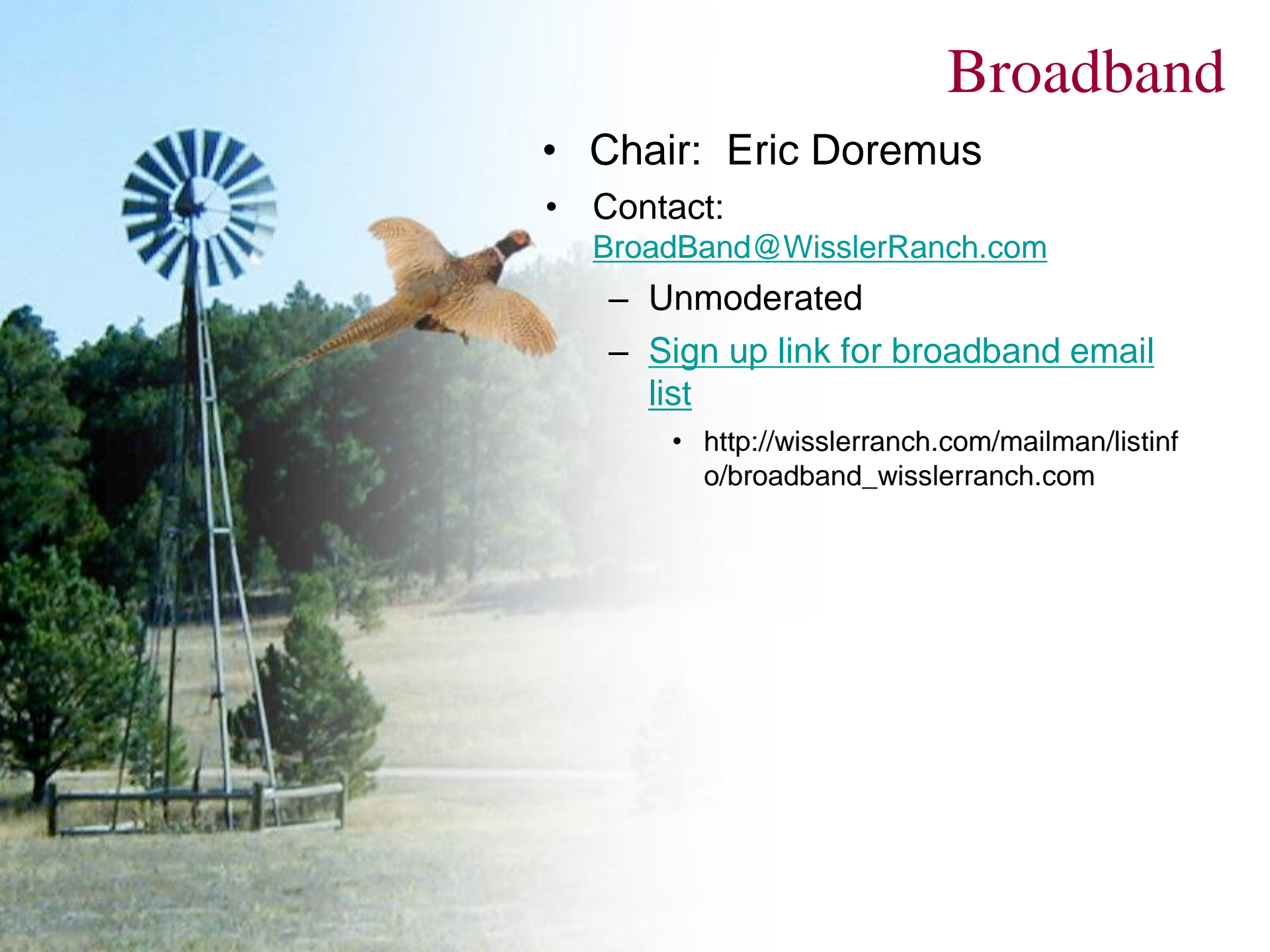


# 2016 Notional Budget

	Operating	Fire Wise	Reserve
	2016 Notional	2016 Notional	2016 Notional
<b>Income</b>			
Annual Assessment (homeowner dues \$21,945)	19,445	1,000	1,500
Annual Assessment Paid Forward			
Past Due Assessment	-		
Late Fees and Interest	-		
Legal Fees	-		
Water Overage Fees	-		
Other			
<b>Total Income</b>	<b>19,445</b>	<b>1,000</b>	<b>1500</b>
Reserve Fund		1,908	32,014
Unallocated Cash Carried Forward			9770
<b>Total Funds Available</b>	<b>19,445</b>	<b>2,908</b>	<b>43,284</b>
<b>Expenses</b>			
Operating Budget			
Administrative	1,000		
Accounting and Tax Preparation	200		
Community Affairs	400		
Common Area Maintenance and Entrance Landscaping and Mowing	5,245		
Common Area Forest Fire Mitigation			
Entrance Landscaping and Maintenance			
Forest Service Inspection		1,000	
Insurance	1,409		
Legal Fees	3,000		
Management Reserve	2,491	1,908	
Snow Removal	600		
Taxes			
Utilities (street, entrance and mail box lights)	3,200		
Water Augmentation Plan	1,800		
Welcome Committee	100		
Capital Budget			
Cistern Replacement*			15,000
Completion of 2014 Approved Projects			
Electric Line Replacement Including Trenching			
Entrance and Mailbox Lighting Update and Repair			
Entrance Log Stabilization and Repair (Emergency)			
Mailbox Bulletin Board Replacement			
Mailbox Structure Improvements and Parking Pad			
Wind Mill Motor Repair			
<b>Total Expenses</b>	<b>19,445</b>	<b>2,908</b>	<b>15,000</b>
<b>Balance</b>			<b>28,284</b>
* If necessary due to condition inspection			

# Broadband

- Chair: Eric Doremus
- Contact:
  - [BroadBand@WisslerRanch.com](mailto:BroadBand@WisslerRanch.com)
  - Unmoderated
  - [Sign up link for broadband email list](#)
    - [http://wisslerranch.com/mailman/listinfo/broadband\\_wisslerranch.com](http://wisslerranch.com/mailman/listinfo/broadband_wisslerranch.com)



# Broadband Report

Eric Doremus, edoremus@Q.com

19970 Lockridge Drive

488.5701

# Agenda

- Broadband Committee Goal
- Broadband Committee Activities
- Current Wissler Ranch Situation
- Current Opportunity
- What's In It For You
- Next Steps

# Broadband Committee Goal

- Goal: Deliver Broadband Internet to all of Wissler Ranch, as Quickly and Inexpensively as Possible
- What is Broadband: Per the FCC, internet connections greater than or equal to 25Mbps are considered Broadband
- Importance: Broadband is an important part of everyday life and crucial to home values

**Multi Year Effort Finally Concluding**

# Broadband Committee Activities

- Helped to organize the 18 May Kilmer meeting
- Extensive efforts educating local Legislators on the “Broadband Desert” that exists in the Palmer Divide Area
- Member of Office of Information Technology “Local Technology Planning Team”
- Attended the “Mountain Connect Conference” and presented the Palmer Divide situation
- Presented at numerous Franchise and local Legislator Community meetings

Broadband Data Access is *NOT* Regulated and Wissler does *NOT* Qualify for Grants  
Colorado SB152 Blocks Local Government Initiatives

# Wissler Ranch Situation

- Only 40% of Wissler Ranch has Broadband available
- 60% of Wissler Ranch has either, Kellin (microwave), CenturyLink (DSL), or Satellite (44,000 mile data trip)
- Kellin, CenturyLink, and Satellite do not provide Broadband and each has its own unique problems.
- Realtors are steering buyers away from our neighborhood
- The 60%'ers cannot enjoy the long term financial and daily benefits of Broadband

**Make Wissler Ranch a Broadband Community  
Instead of a Broadband Issue**

# Current Opportunity

- Comcast has offered to complete the build out of Wissler Ranch
- Comcast will invest \$170K of \$326K required to finished the build out
  - New connected homeowners will pay for the last \$156K
  - We need 63 new customers to begin service
  - We need new customers to connect immediately
    - Exceptions made for vacant lots
- Residential Rates, Terms and Discounts Apply

After over ***two years of intensive work*** this is the best offer and it won't happen again



# What's in it for You

- Broadband opens up home sales to a larger universe of buyers
- Comcast Broadband packages save money over Satellite, DSL, Voice
- Broadband allows streaming connections to Netflix, Amazon Prime, and Hulu. Eliminates the need for costly Showtime/HBO movie packages
- Broadband allows access to streaming music services like Sonos, Pandora, Live 365 Internet Radio, and Deutsche Grammophon

Save Money, Add Value to Your Home, Open Unlimited Access to Movies And Music

# What's in it for You con't

- Skype... Broadband allows “Around the World” video streaming and communication for free
- Broadband ensures guests, relatives, and Grandchildren can communicate with “Their World” while visiting, no delay and no data caps
- Broadband home monitoring allows continuous security access while away from home
- Have a gamer in the home or a visiting gamer... You need Broadband
- Work from home or home business... VPN and large data transfers assured

# Next Steps

- Sign the Comcast Agreement
  - Option 1 – Full payment up front: \$2,500
  - Option 2 – 12 Quarterly payments of \$208.00 over three years
  - Option 3 – Service Declined
- We need six more signatures to guarantee service
- I will press Comcast for quicker install
- Watch email for updates

**Let's Close the Sign Ups Over the Next Several Days**

# Common Area Maintenance

Chair: Eric Doremus

Contact:

[CommonArea@WisslerRanch.com](mailto:CommonArea@WisslerRanch.com)



- Seasonal mowing as required
- Commercial weed spraying of path and fall field spraying
- Ball field drill-seeded
- Mail box structure, parking pad and bulletin board refurbishment
  - Detail covered in Design Review Committee report
- Cisterns inspected and found in overall good repair

# Covenants



- Chair – Deloris Kenerson
- Contact:  
[Covenants@WisslerRanch.com](mailto:Covenants@WisslerRanch.com)
- 2015 Status
  - Nine violations or possible violations reported.
  - Violations addressed covenants sections 4.8,4.21, and 4.22.
  - Seven violations resolved
    - one violation open
    - one violation recurring

# Design Review Committee

- Chair: Wayne Gardener
- Member: Pete Popp
- Contact:  
[DesignReviewCommittee@WisslerRanch.com](mailto:DesignReviewCommittee@WisslerRanch.com)
- Homeowner projects reviewed in 2015:
  - Detached garages (4)
  - Landscape plans (3)
  - Outdoor fire pits (1)
  - Fencing (5)
  - Storage sheds (1)
  - Paint colors (2)
- Improvement projects completed by DRC:
  - Contracts awarded to improve mailbox (5)
  - Contracts awarded to reconstruct parking area at mailbox (1)
  - Contract awarded to rehabilitate front entrance (1)
  - Construct new bulletin board at mail box (1)



# Fire Wise



- Chair: Jack Windeler
- Contact:  
[CommonArea@WisslerRanch.com](mailto:CommonArea@WisslerRanch.com)
- Annual review of forest health and pine and ips beetle check by Colorado Forest Service
  - Scheduled for 26-28 October during daylight hours.
  - Beetle infected trees will be marked with orange tape with the words “Killer Tree”.
  - Residents must remove any infected trees by June, 2016.
  - Wissler Ranch averages one to two infected trees per year
- Annual Fire-Wise meeting
  - Held in August concurrent with National Night Out
- Cisterns inspected

# Legal Affairs

- Chair: Eric Doremus
- Contact:  
[LegalAffairs@WisslerRanch.com](mailto:LegalAffairs@WisslerRanch.com)
- Policy updates to conform with Senate Bills (SB) 100 and 89.
- Wissler Ranch By-Laws were reviewed and updates proposed.
  - Revised By-Laws to be voted on by membership.





# Neighborhood Watch



- Chair: Vacant
- Contact: [NeighborhoodWatch@WisslerRanch.com](mailto:NeighborhoodWatch@WisslerRanch.com)
- National Night Out event held in Wissler Ranch Common area in August
- Wissler Ranch needs a volunteer to chair Neighborhood Watch
- Thank you to Gerry Major for founding Neighborhood Watch in Wissler Ranch and chairing the organization

# Water Augmentation Plan

- Chair: Lisa Gilbert
- Contact:  
[WaterReporting@WisslerRanch.com](mailto:WaterReporting@WisslerRanch.com)
- Meter readings will be due in November.
  - Watch for mailing



# Welcome Committee

- Chair: Sandy Mauer
- Contact: [WelcomeCommittee@WisslerRanch.com](mailto:WelcomeCommittee@WisslerRanch.com)



# Old Business



- Bylaws revision
  - Vote today

# New Business



- Comments of Appreciation
  - Brian Freese
  - Jack Windeler and Kathleen McCormick
  - Wayne Gardner
  - Eric Doremus
  - Gerry Major

# Balloting



- Ballots
  - One per lot
  - Proxy holders
    - One vote per proxy for each issue or board candidate
  - Turn into Secretary Brian Freese before leaving today
    - Results posted at mail box structure bulletin board this afternoon

# Adjourn



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

# Back-Up



# Economic Examples

		Bundle Prices		
		Highest Price	Mid Priced	Lowest Priced
DirectTV	\$ 139.10	\$ 199.99	\$ 139.99	89.99
Century Link	\$ 72.70			
Kellen Comm.	\$ 69.99			
	\$ 281.79	\$ 199.99	\$ 139.99	\$ 89.99
Annualized	\$ 3,381.48	\$ 2,399.88	\$ 1,679.88	\$ 1,079.88
		\$ 981.60	\$ 1,701.60	\$ 2,301.60
	Months to recover Installation Cost	30.6	17.6	13.0
Does not include alarm system or Verizon cellular service				
		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
		\$ 81.80	\$ 141.80	\$ 191.80
		30.6	17.6	13.0

Excede Satellite Internet	218.94
Phone	
12 mbps	
30 GB Data Cap	
Direct TV	75
Total	293.94
Comcast	
150 mbps Residentia Bundle	215
Savings per month	78

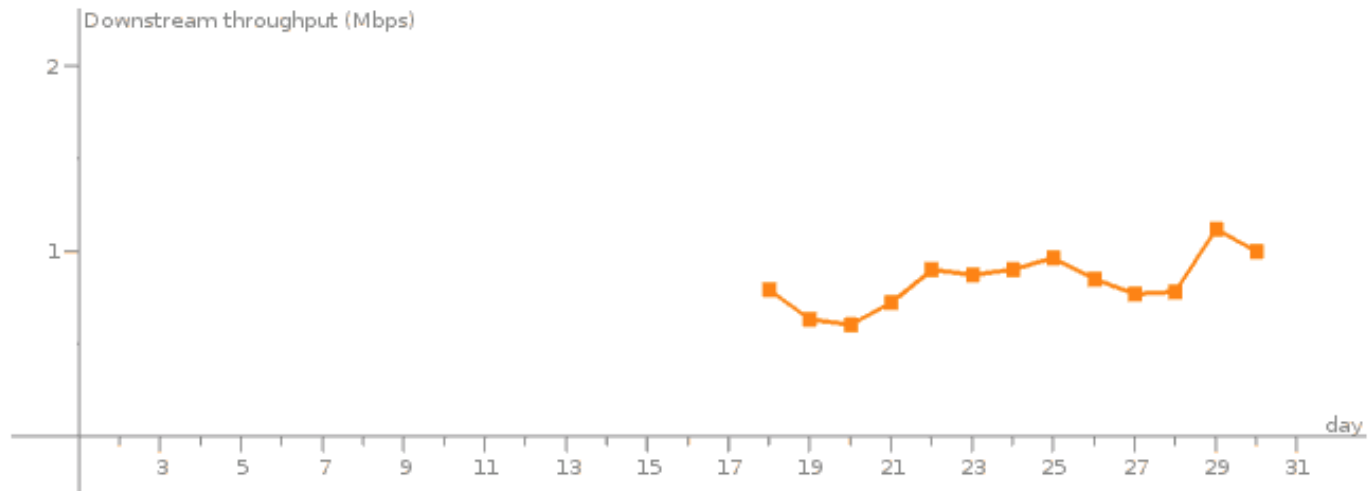
# DSL Speeds

## Downstream throughput

Downstream throughput (or download speed) is the most commonly associated metric with broadband performance. It dictates the rate at which your computer will be able to fetch content (e.g. web pages, pictures, music, video etc) from the Internet.

**0.84Mbps**  
Average

**0.22Mbps Min** 17:00, 09/27/2015  
**1.31Mbps Max** 05:00, 09/21/2015



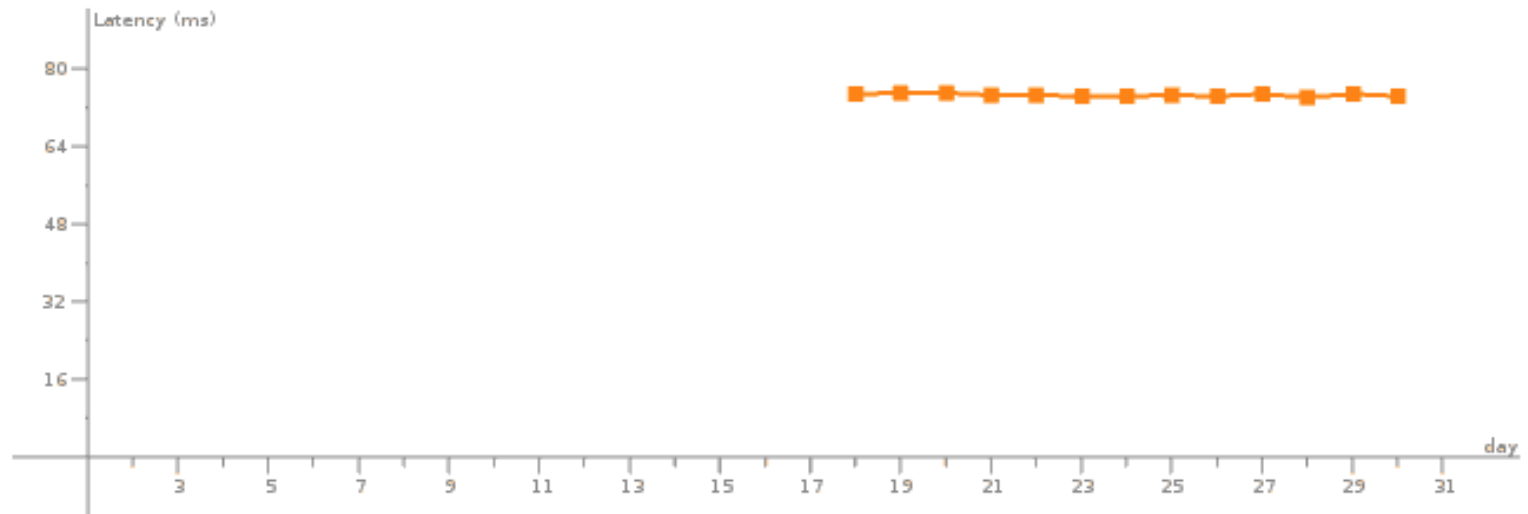
# DSL Latency

## Latency

Latency is the measurement of how long it takes one packet to be sent to one of our test servers, and then returned back to you. This can effectively be thought of as the responsiveness of the connection between your home and our servers out on the Internet.

**74.48ms**  
Average

**72.73ms Min** 04:00,  
09/29/2015  
**78.37ms Max** 09:00,  
09/29/2015



# Satellite Data Caps

- Download speeds are meaningless if data is capped.
- If you have Satellite you are constantly worried about data usage
- Very Very Expensive

# Microwave

- Will never achieve Broadband speeds for a vast number of users
- How high will our trees grow
- Very expensive
- Frequencies unregulated and not assured in the future

Date	Ref/Check	Project	Description	Amount
10/21/201	3	Deposits	Excess Funds 2012	3,767
5/21/2014		Deposits	Excess Balance 2013 Fund Reserves	1,693
3/23/2015		Deposits	Capital Reserve Deposit 2015 Budget	1,500
		<b>Deposits Total</b>		<b>6,960</b>
12/18/201	4	Electric Line Replacement	Electric Line Replacement	-1,500
3/23/2015		Electric Line Replacement	Electric Line Replacement	-700
		<b>Electric Line Replacement Total</b>		<b>-2,200</b>
7/8/2014	995003	Entrance Repair	Entrance Repair and Log Stabilization	-2,400
7/9/2014	995004	Entrance Repair	Entrance Repair and Log Stabilization	-46
		<b>Entrance Repair Total</b>		<b>-2,446</b>
			Mail Box Structure Improvement Project Design	
1/3/2014		Mail Box Structure	Services	-480
4/2/2014	995002	Mail Box Structure	Mail Box Structure, Design Work	-320
7/16/2014	995005	Mail Box Structure	Mail Box Structure Design Work	-238
7/30/2014	995006	Mail Box Structure	Mail Box Structure Engineering	-512
8/1/2014	995007	Mail Box Structure	Mail Box Structure Electrical Estimate	-59
10/8/2014		Mail Box Structure	Mail box structure, window deposit	-615
10/24/201	4	Mail Box Structure	Mail Box structure, Permit	-673
11/12/201	4	Mail Box Structure	Mail Box Structure, Windows	-615
12/1/2014		Mail Box Structure	Mail Box Structure, Carpenter	-2,000
12/3/2014		Mail Box Structure	Mail Box Structure, Plans	-592
12/19/201	4	Mail Box Structure	Mail Box Structure, Flashing for Stucco	-550
12/22/201	4	995016 Mail Box Structure	Mail Box Structure Materials Home Depot	-2,156
2/3/2015		Mail Box Structure	Mail Box Structure Labor and Materials Mai	-1,746
			Mail Box Structure Lights and Failed Electric Line	
3/23/2015		Mail Box Structure	Repair	-1,313
4/9/2015		Mail Box Structure	Mail Box Structure Stucco and Stone	-3,945
4/16/2015		Mail Box Structure	Mail Box Structure Painting	-1,000
4/23/2015		Mail Box Structure	Mail Box Structure Plans and Permitting	-2,120
5/15/2015		Mail Box Structure	Mail Box Gutters	-250
6/27/2015		Mail Box Structure	Roof	-1,356
		<b>Mail Box Structure Total</b>		<b>-20,539</b>
9/5/2014		Parking Area	Engineering Fees, Mail Box Pavement	-862
10/8/2014		Parking Area	Engineering Services, Paving Profile for County	-499
10/24/201	4	Parking Area	Engineering Services, Paving Plans for Bid	-556
12/16/201	4	Parking Area	Paving Engineering Prints	-30
			Mail Box Pavement Replacement Trax	
5/13/2015	995025	Parking Area	Construction CO	-10,205
5/19/2015		Parking Area	Pavement Staking	-580
		<b>Parking Area Total</b>		<b>-12,732</b>
		<b>Total Spent</b>		<b>\$ (30,956)</b>
		Balance Remaining		32,014