



# WISSLER RANCH



## Wissler Ranch Homeowners Association

Annual Meeting of the  
Members 2016



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

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- Thank you for coming



- Board members
  - Jim Keefe, President
  - Deloris Kenerson,
  - Eric Doremus
  - Sharla Davie, Vice-President, Secretary
  - Wayne Gardner
  
- Other Officers
  - Kathleen McCormick, Treasurer



# Officer and Committee Reports

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- Treasurer
- Broadband
- Common area
- Covenants
- Design Review Committee
- Forestry
- Legal Affairs
- Water
- Welcome



# Treasurer Report

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- 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 x 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 \$43,756
  - 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 Ratification Meeting
  - Board formulates the budget and provides copy in advance to membership



# Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
<b>Assets</b>					
Cash Operating	11,613	2,847	14,460		14,460
Cash Reserves			-	43,756	43,756
Assessments receivable	635	297	932		932
Prepaid Expenses			-		-
Deposits			-		-
<b>Total Assets</b>	<b>12,248</b>	<b>3,143</b>	<b>15,392</b>	<b>43,756</b>	<b>59,148</b>
<b>Liabilities</b>					
Accounts payable	350		350		
Accrued Expenses	1,800	1,000	2,800		2,800
Prepaid Assessments			-	-	-
Income taxes payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>2,150</b>	<b>1,000</b>	<b>3,150</b>		<b>3,150</b>
<b>Fund Balance</b>	<b>10,098</b>	<b>2,143</b>	<b>12,242</b>	<b>-</b>	<b>43,756</b>
					<b>-</b>
					<b>55,998</b>





# 2016 Income and Expense Statement

	Operating		Fire Wise		Reserve	
	2016 Budget	2016 Actual	2016 Budget	2016 Actual	2016 Budget	2016 Actual
<b>Income</b>						
Annual Assessment (homeowner dues \$21,945)	19,445	19,445	1,000	835	1,500	1,500
Annual Assessment Paid Forward						
Past Due Assessment						
Late Fees and Interest						
Legal Fees						
Water Overage Fees						
Other		15				
<b>Total Income</b>	19,445	19,460	1,000	835	1,500	1,500
Reserve Fund			2,076	2,076	32,014	32,014
Unallocated Cash Carried Forward					10,242	10,242
<b>Total Funds Available</b>	19,445	19,460	3,076	2,911	43,756	43,756
<b>Expenses</b>						
Operating Budget						
Administrative	1,000	828				
Accounting and Tax Preparation	560	180				
Community Affairs	400	-				
Common Area Maintenance includes Entrance Landscaping and Mowing	5,245	2,760				
Common Area Forest Fire Mitigation				-64		
Forest Service Inspection			1,000			
Insurance	1,409	-				
Legal Fees	3,000	1,694				
Management Reserve	2,131		2,076			
Snow Removal	600	-				
Taxes		-				
Utilities (street, entrance and mail box lights)	3,200	2,735				
Water Augmentation Plan	1,800	-				
Welcome Committee	100					
Capital Budget						
Cistern Replacement*					15,000	-
<b>Total Expenses</b>	19,445	8,198	3,076	-64	15,000	-
<b>Balance</b>	-	11,263	-	2,847	28,756	43,756



# 2017 Notional Budget

	Operating	Fire Wise	Reserve
Income			
Annual Assessment (homeowner dues \$21,945)	19,445	1,000	1,500
Past Due Assessment			
Late Fees and Interest			
Legal Fees			
<b>Total Income</b>	<b>19,445</b>	<b>1,000</b>	<b>1500</b>
Reserve Fund		1,847	43,756
Unallocated Cash Carried Forward			5,891
<b>Total Funds Available</b>	<b>19,445</b>	<b>2,847</b>	<b>51,147</b>
Expenses			
Operating Budget			
Administrative	1,200		
Accounting and Tax Preparation	200		
Community Affairs			
Common Area Maintenance includes Entrance			
Landscaping and Mowing	5,245		
Common Area Forest Fire Mitigation		100	
Forest Service Inspection		1,000	
Insurance	1,500		
Legal Fees	3,000		
Management Reserve	2,600	1,747	
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
Common Area Walking Trail and Parking Lot			12,000
<b>Total Expenses</b>	<b>19,445</b>	<b>2,847</b>	<b>27,000</b>
<b>Balance</b>			<b>24,147</b>



# Broadband Committee

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- Chair: Eric Doremus
- Wissler Ranch has “State-of-the-Art Cable Broadband”
  - **ALL** of Wissler cable infrastructure was improved
  - Colorado has a major internet problem – We are fortunate that Wissler rallied to ***solve our own problem***
- Thank you to:
  - Jack Windeler, Joe and Mary Felchlin, Gary Fish, Sue Aspenson, Sandy Maurer, Barb Doremus, Lisa Gilbert, Eddie Waters

**A Great Example of Community Participation**



# Broadband Committee Activities

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- Negotiated co-development plan with Comcast to deliver state-of-the-art cable broadband to every ***participating*** owner in Wissler
- Organized the neighborhood to respond in minimum time to Comcast offer - ***Thanks Everyone!***
- Comcast invested \$170K of \$326K required to finished the build
  - Comcast invested and changed internal processes – ***Thanks!***
- 72 homeowners participated and contributed a total of \$156K

**Broadband A Critical Infrastructure Requirement**



# Wissler Ranch Situation

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- Last year:
  - Only 40% of Wissler Ranch had Broadband available
  - 60% of Wissler Ranch has either, Kellin (microwave), CenturyLink (DSL), or Satellite (44,000 mile data trip)
  - Realtors were steering buyers away from our neighborhood
  - The 60%'ers did not enjoy the long term financial and daily benefits of Broadband
- Now:
  - Every home that **participated** in the Comcast co-development plan HAS state-of-the-art cable broadband

**Wissler Ranch is Now a Broadband Community!**

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# Broadband Committee

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- Eric Doremus
- Gary Fish
- Jack Windeler
- Joe Felchlin
- Mary Felchlin
- Sandy Mauer
- Sue Aspenson
- Barb Doremus
- Lisa Gilbert
- Eddie Waters

**Wissler Ranch appreciates your hard work!!**



# Common Area Maintenance

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Chair: Eric Doremus

- Seasonal mowing as required
- Several path drags... Thanks **Pete Popp** for your support and volunteer efforts!
- Licensed commercial weed spraying of path and fall field spraying
- Ball field drill-seeded
- Entrance logs refinished with “25 Year Stain and Sealer” – Thanks to the **Ponsettis** for helping!
- Capital repair of walking trail and parking lot proposed for 2017
  - Constructed in 1997
  - Major trail maintenance 2008
  - Major parking lot maintenance 2001
- Capital repair of lighting infrastructure contemplated for 2017



- Chair – Deloris Kenerson
- Covenant activities:
  - Eight violations addressed
    - Fire mitigation
    - Nuisance





- Chair – Deloris Kenerson
- Covenant review and revision process
- Board of Directors recommends updating covenants:
  - Eliminate obsolete declarant provisions
  - Comply with state laws passed since covenants were written
  - Implement other changes to benefit the homeowners

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# Design Review Committee

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

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# Design Review Committee

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- 2016 Activities
- Homeowner projects reviewed in 2016:
  - 1 set of house plans.
  - 2 sets of detached garage plans.
  - 1 set of landscape plans.
  - 1 set of storage shed plans.
  - 1 set of playground equipment plans.
  - 2 sets of plans for construction fencing.
  - Paint samples for one home.
- Assisted Covenants Committee in responding to 2 covenants violations.
- Assisted in preparing draft revisions for covenants.



- Chair: Jack Windeler
- Colorado State Forest Service annual forest health review
  - Scheduled for **October 24th**
  - Beetle infected trees marked by orange tape with the words “killer tree”.
  - Remove marked trees by June 2017
- Annual FireWise meeting
  - Held in partnership with Woodmoor HOA and Tri-Lakes United Methodist Church in May
  - Continuing education required to maintain Firewise status
  - Please participate in Firewise activities



- Homeowners are required to control invasive weeds as defined by Colorado statute
  - Colorado Department of Agriculture – Noxious Weeds Website
    - <https://www.colorado.gov/pacific/agconservation/noxiousweeds>
  - Mullen and Canadian thistle seed pods should be removed by July 2017
- Volunteer needed to serve as Forestry and Firewise Chair



- Chair: Eric Doremus
- HOA legal counsel advises the Board as the business managers for the entire HOA. They do not provide legal counsel to individual members.
- HOA members who contact the association lawyers without prior approval of the HOA Board President will be assessed all charges associated that contact.
  - Estimated \$200 per hour, 30 minute minimum



# Neighborhood Watch

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- Chair: Vacant
- National Night Out event held in the Wissler Ranch Common Area in August
  - Sheriff sent letter of appreciate for our support
- Wissler Ranch needs a volunteer to chair Neighborhood Watch



# Water Augmentation Plan

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- Chair: Vacant
- 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
- Meter readings taken on November 1<sup>st</sup> and reported by November 5<sup>th</sup>
  - Watch for mailing





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# Welcome Committee

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- Chair: Sandy Mauer



- Approve 2015 annual meeting minutes
- By-laws revision
  - Passed at 2015 Annual Meeting of the Members
  - Posted on website

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# New Business

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- Homeowner forum
- Election of directors



- 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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