

## Wissler Ranch HOA Board Meeting Minutes

August 26, 2017

- **Call to Order:** The August board of directors' meeting was called to order at 10:15 AM at the Monument library.
- **Roll Call:** the following board members, officers, and committee chairs/members were in attendance:

### **Board Members:**

President - Jim Keefe

Vice President - Hal Goldback

Sharla Davis

Wayne Gardner

Pre-arranged absence: Royal Koepsell

### **Other Officers:**

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

### **Committee Chairs:**

Covenant Compliance – Sharla Davis

Covenant Revision – Barb Doremus

Design Review – Wayne Gardner

Forestry (includes Fire Wise) – absent

Infrastructure – Hal Goldback

Neighborhood Watch – vacant (Jim Keefe, interim)

Water – Sharla Davis

Website/IT – Kathleen McCormick

Welcome – Sandy Mauer

### **Other Attendees:**

Homeowners – Pete Popp (also DRC); Jack Windeler (also Forestry)

- **Reports:**
  - Reading and Disposal of Minutes: The Wissler Ranch website is current with all meeting minute postings. July minutes are posted on the mail kiosk bulletin board.
- **Officer:**
  - President: Jim reported that National Night Out was well attended; we received a letter from Sheriff Bill Elder thanking Wissler Ranch homeowners for their participation. The annual homeowners meeting is scheduled for Oct. 21, 12:30-2:30 at the TriLakes United Methodist Church; more details forthcoming.

- Vice President: Hal reported two neighborhood properties have been foreclosed on.

- Treasurer: Kathleen gave the treasurer's report; WR continues to be in good financial standing.

**- Committee:**

- Bylaws and Covenants: Barb explained the current status of the covenants rewrite; a cover letter and summary of proposed updates were mailed and emailed to all home/lot owners; all documents and proposed changes are posted on the Wissler Ranch website. Numerous homeowner meetings will be held to discuss any and all associated covenant revision proposals. Dates were determined and will be posted on the mail kiosk bulletin board as well as the WR website. All homeowners will have the opportunity to vote on whether or not to accept or reject any changes to the current documents.

- Covenant Compliance: Homeowners are reminded that WR is a covenant-controlled community and as such residents must maintain compliance at all times.

- A courtesy potential covenant violation email was sent to a homeowner for an unapproved trampoline placement; the trampoline has been moved and the issue is closed.

- "Dogs off leash" violations continue to be an issue. It is also an El Paso County Ordinance violation. A notice will be posted on the bulletin board reminding homeowners that dogs **MUST** be leashed at all times when off their property, especially in the common area and on the trail. Courtesy potential covenant violation emails will be sent to those homeowners seen walking their dogs off leash. If the violation persists, homeowners will be fined and Animal Control will be notified.

- Homeowners and their guests are reminded to park on approved/non-combustible surfaces only. It is a covenant violation to park on the grass, dirt, etc., unless otherwise approved by the Design Review Committee;

- The board was notified of two temporary trailers in the neighborhood; one for storage until a sewer backup situation is resolved and one for a kitchen remodel.

- Design Review: Wayne presented a written report to the board on DRC activities as well as an update on proposed changes to the common area parking lot.

- Forestry (includes Fire Wise): Jack reported that trees removed from a property were "ips" beetle kill; concern over dead trees in the common area was expressed and discussion ensued. A motion was made and passed for the committee chair to get bids

from three different arborists. One or two trees may be cut down to determine “cause of death.”

- Infrastructure: Hal and the committee are continuing to research our three cisterns; all avenues for finding the original plans have been exhausted. Discussion on building an additional cistern and or well in the common area occurred. Infrastructure & the DRC will continue working together on preliminary plans for the parking lot redesign.

- Neighborhood Watch: see President’s report.

- Water: A certified covenants violation letter with subsequent fines notifications was mailed to a homeowner for failing to install a water meter and failing to report a timely, correct meter reading. The letter will be recorded with the County as this concerns one of the foreclosed properties.

- Website: no report

- Welcome: Sandy reported four new families moved to our community.  
Welcome!

- **Old Business:** none

- **New Business:**

- Royal and Sharla will review the RV rule.

- The next board meeting is scheduled for September 23<sup>rd</sup>, 10:15AM-12:00 PM, at the Monument Library.

- Future meeting dates are posted on the mailbox bulletin board.

- **Adjournment:** The meeting adjourned at 12:00.

# Home

Sort By: **Account Name** ▾

Checking	Available	Previous Day
Operating Budget <del>XXX</del>	\$15,025.10	\$15,025.10
Reserve Fund <del>XXX</del>	\$53,392.66	\$53,392.66
TOTAL	\$68,417.76	\$68,417.76

## Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
<b>Assets</b>					
Cash Operating	13,010	2,015	15,025		15,025
Cash Reserves			-	53,393	53,393
Assessments receivable	477		477		477
Other receivables	658		658		658
Excess Prior Year Operating Funds to Reserves					
Prepaid Expenses			-		-
Deposits			-		-
<b>Total Assets</b>	<b>14,145</b>	<b>2,015</b>	<b>16,160</b>	<b>53,393</b>	<b>69,552</b>
<b>Liabilities</b>					
Accounts payable			-		-
Accrued Expenses			-		-
Excess Prior Year Operating Funds to Reserves					
Prepaid Assessments			-	-	-
Income taxes payable			-	-	-
Income taxes payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Fund Balance</b>	<b>14,145</b>	<b>2,015</b>	<b>16,160</b>	<b>53,393</b>	<b>69,552</b>

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
8/16/17		Mowing, Common Area and Entrances	- 375	15,025	Common Area Maintenance	Online Pmt D & C Land Maint Web Ck
8/10/17		Lights, Street	- 257	15,400	Utilities	Elec Pymt Mountain View Web
8/10/17		Lights, Mail Box Structure	- 38	15,657	Utilities	Elec Pymt Mountain View Web
		Total Paid	- 670			
		Total Deposits	-			
		Balance		15,657		
Reserve						
7/26/17		Daily Ledger Bal		53,393		
		Total Paid	-			
		Total Deposits	-			
		Balance		53,393		