

## Wissler Ranch HOA Board Meeting Minutes

July 22, 2017

- **Call to Order:** The July board of directors' meeting was called to order at 10:15 AM at the Monument library (there was no board meeting in June).
- **Roll Call:** the following board members, officers, and committee chairs/members were in attendance:

### **Board Members:**

President - Jim Keefe

Sharla Davis

Wayne Gardner

Pre-arranged absence: Vice President, Hal Goldback; Royal Koepsell

### **Other Officers:**

Secretary – Sharla Davis

Pre-arranged absence – Treasurer, Kathleen McCormick

### **Committee Chairs:**

Covenant Compliance – Sharla Davis

Covenant Revision – Barb Doremus

Forestry (includes Fire Wise) – absent

Infrastructure – absent

Neighborhood Watch – vacant (Jim Keefe, interim)

Water – Sharla Davis

Website/IT – absent

Welcome – absent

### **Other Attendees:**

Homeowner – Pete Popp

- **Reports:**
  - Reading and Disposal of Minutes: There were no June minutes since there was no meeting. The Wissler Ranch website is current with all meeting minute postings.

### **- Officer:**

- President: Jim, and Covenant Compliance Chair, Sharla Davis, attended the “Basics of Covenant Enforcement” class taught by HindmanSanchez attorney, Debra Oppenheimer. Handouts from the session were given to all board meeting attendees. Royal and Sharla will review the current Wissler Ranch RV rule to propose procedures for a homeowner hearing prior to assessing any fines.

- Vice President: no report.

- Treasurer: the Treasurer's report was emailed to all board members July 20<sup>th</sup>.

**- Committee:**

- Bylaws and Covenants: Barb explained the current status of the covenants rewrite and a motion was made to proceed; the board unanimously approved starting the revision process. A cover letter and summary of proposed updates will be mailed to all home/lot owners; all documents and proposed changes will be posted on the Wissler Ranch website. Numerous homeowner meetings will be held to discuss any and all associated covenant revision proposals. Dates will be determined and 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. The following potential covenant violations were reported:

- **Dogs off leash:** Owners are reminded that their dogs must be leashed at all times when off their property, especially in the common area and on the walking path/trail. Not only is it a Wissler Ranch covenant violation but an El Paso County Ordinance violation as well. Dog owners could be cited and fined if in violation;

- **Parking on combustible surfaces:** homeowners and their guests are 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;

- **ATVs:** it is unlawful to operate off-highway vehicles anywhere on Wissler Ranch streets and posted unauthorized areas, specifically the common area and walking path/trail. The HOA is trying to reestablish grass on the ballfield and the walking path cannot support the excessive weight of motorized vehicles. Individuals identified as driving motorized vehicles on these unauthorized areas will be held liable and responsible for grading, graveling and reseeding to repair damages;

- **RVs:** Owners are reminded that temporary parking of any type of recreational vehicle is limited to "no more than 7 full or partial days at one sitting" unless a written request for exception has been approved by the board of directors. Out-of-area visitors traveling in RVs may not park overnight in Wissler Ranch for more than 5 full or partial days without prior approval.

- **Signs:** Signs of a temporary nature can be posted no more than three days and must be in good taste.

- **Play equipment/trampolines:** Placement of play equipment, including trampolines, must be approved by the Design Review Committee. Visual and noise impacts must be minimized with respect to adjacent properties and common areas/streets.

- 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): no report

- Infrastructure: Hal and the committee are continuing to research our three cisterns; Infrastructure & the DRC will continue working together on preliminary plans for the parking lot redesign.

- Neighborhood Watch: Reminder-the WR 2017 National Night Out event will take place in the common area on Aug 1<sup>st</sup>; homeowners will be asked to bring food and/or drinks to share. Representatives from the El Paso County Sheriff's Office will be attending.

- Water: One property is still noncompliant; the situation has been turned over to the state.

- Website: no report

- Welcome: no report

**- Old Business:**

- Browning common area trees: a certified arborist came and looked at the affected trees. He thinks they are stressed from a lack of water and recommended deep watering from a commercial company. Jim will ask Deb Bullock, Forestry Committee Chair, to follow up.

- Rodent tunnels at the mailbox structure: a concerned homeowner notified Jim that there were rodent tunnels near the mail kiosk. Mother Nature may have taken care of the issue as no new tunnels have been made or seen.

**- New Business:**

- Cistern updates: Hal emailed reports to all board members on June 9<sup>th</sup> and July 11<sup>th</sup>.

- Community call tree: a concerned homeowner is trying to develop a neighborhood call tree to expedite community communications, especially for emergency notifications. The WR Board of Directors/HOA cannot publish homeowner information.

- The next board meeting is scheduled for August 26th, 10:15AM-12:00 PM, at the Monument Library.

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

- **Adjournment:** The meeting adjourned at 12:33.

# Home

Sort By: Account Name ▾

Checking	Available	Previous Day
Operating Budget	\$15,695.28	\$15,695.28
Reserve Fund	\$53,392.66	\$53,392.66
TOTAL	\$69,087.94	\$69,087.94



## Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
<b>Assets</b>					
Cash Operating	13,680	2,015	15,695		15,695
Cash Reserves			-	53,393	53,393
Assessments receivable	477		477		477
Other receivables	658		658		
Excess Prior Year Operating Funds to Reserves					
Prepaid Expenses			-		-
Deposits			-		-
<b>Total Assets</b>	<b>14,815</b>	<b>2,015</b>	<b>16,830</b>	<b>53,393</b>	<b>70,222</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>Fund Balance</b>	<b>14,815</b>	<b>2,015</b>	<b>16,830</b>	<b>53,393</b>	<b>70,222</b>

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
6/28/2017		Tax Preparation 2016	\$ (180)	\$ 18,324	Administrative - Tax Preparation	Online Pmt Susan L O'Neill
6/28/2017		Weed Control Field	\$ (1,638)	\$ 16,686	Common Area Maintenance	Online Pmt Falcon Weed Cont Web Ck
7/6/2017		Lights, Mail Box Structure	\$ (38)	\$ 16,648	Utilities	Elec Pymt Mountain View Web
7/6/2017		Lights, Street	\$ (257)	\$ 16,390	Utilities	Elec Pymt Mountain View Web
7/12/2017		Mowing, Common Area and Entrances	\$ (375)	\$ 16,015	Common Area Maintenance	Online Pmt D & C Land Maint Web
7/18/2017		Legal Review, Covenant Changes	\$ (320)	\$ 15,695	Legal Fees	Online Pmt Hindman Sanchez Web
		Total Paid	\$ (2,809)			
		Total Deposits	\$ -			
		Balance		\$ 15,695		
Reserve						
		Total Paid				
		Balance		\$ 53,393		