

Wissler Ranch HOA Board Meeting Minutes

May 13, 2017

- **Call to Order:** The May board of directors' meeting was called to order at 10:16 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 - absent

Royal Koepsell

Other Officers:

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

Committee Chairs:

Covenant Compliance – Sharla Davis

Covenant Revision – absent

Forestry (includes Fire Wise) – Jack Windeler (committee member)

Infrastructure – Hal Goldback

Neighborhood Watch – vacant (Jim Keefe, interim)

Water – Sharla Davis

Website/IT – Kathleen McCormick

Welcome – Sandy Mauer

Other Attendees:

Homeowner – Pete Popp

- **Reports:**
 - Reading and Disposal of Minutes: The April minutes were reviewed; motion made and passed to approve.
- **Officer:**
 - President: Jim gave an update on our roads. Martin Marietta will be paving Wavy Oak & Wissler Ranch. Safety concerns were raised in that there were no flag men or signs posted, the neighborhood was not properly notified, and cigarette butts were thrown on the ground. There was also concern over heavy equipment going in and out of the parking lot causing more damage to the entrances. Jim will discuss with the county.

- Vice President: no report.

- Treasurer: Kathleen reported that all homeowners have paid their annual dues except for the property still in litigation; the common area path was sprayed for weeds (a seasonal bill).

- Committee:

- Bylaws and Covenants: Prior to her trip, Barb emailed a revised summary to the board members. The board reviewed the revision process and determined another working meeting would be in order; date TBD. The date to present a first-draft document to the membership has been postponed until the next working group meeting date has been set.

- Covenant Compliance: A dog bite incident was reported; the board approved sending a potential covenant violation letter to the pet's homeowners for failing to keep the dog under control at all times.

- Design Review: no report

- Forestry (includes Fire Wise): Jim reported attending the Fire Wise forum on May 6th; 20 HOAs were represented. The county plans to hold monthly educational meetings for all those interested in fire wise/protection. Jack reported that a pro bono fire mitigating demonstration will occur in the neighborhood; lot to be determined.

Homeowners, please remember that trees which have been identified with pine beetle damage must be removed from your property before July 1st. This will insure affected trees have been eliminated prior to the swarming season.

- 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 1st; homeowners will be asked to bring food and/or drinks to share. Details to come.

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

- Website: a proposed social media aspect to the Wissler Ranch website was tabled pending further research and discussion.

- Welcome: Sandy reported four new families have or will be moving into the neighborhood...welcome!

- **Old Business:** There was much discussion on the covenants rewrite process and four major areas of concern were reviewed with respect to content. A possible Feb '18 date to present the final document to the homeowners was proposed. Several working group meetings in conjunction with homeowner input will be held; dates still TBD.

- **New Business:**

- The next board meeting is scheduled for June 17, 3:00-5:00 PM, at the Monument Library.

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

- **Adjournment:** The meeting adjourned at 11:58.