

Wissler Ranch HOA Board Meeting Minutes

April 22, 2017

- **Call to Order:** The April board meeting was called to order at 10:18 AM at the Monument library. There was no meeting in March.
- **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

Royal Koepsell

Other Officers:

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

Committee Chairs:

Covenant Compliance – Sharla Davis

Covenant Revision – Barb Doremus

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 – absent

Other Attendees:

Homeowner – Pete Popp

- **Reports:**
 - Reading and Disposal of Minutes: The February minutes were reviewed and approved. There were no March minutes because there was no board meeting.
- **Officer:**
 - President: Jim deferred his report to covenants discussion (see “New Business”).
 - Vice President: no report.

- Treasurer: Kathleen reported that all homeowners have paid their annual dues except for the property that is still in litigation. There was discussion and explanation of our seasonal bills.

- Committee:

- Bylaws and Covenants: Barb presented the proposed draft covenants that were revised based on the April 11th covenants committee and HOA board members working meeting. The meeting notice was posted 10 days prior on the mailbox bulletin board. All five board members were in attendance, four committee members were present, and six homeowners attended. The proposed revision was emailed to all board members on April 15th. There were several covenant items discussed (see “New Business”).

- Covenant Compliance: Courtesy email notices were sent to 11 homeowners reminding them that “...trailers, campers, etc...” cannot be kept or stored where they are visible from neighboring lots or from any street and that parking is not allowed on combustible/non-approved surfaces. Covenant violation procedures were discussed (see “New Business”).

- Design Review: the committee received two requests; one for a fence/dog run, and one for a patio/deck remodel.

- Forestry (includes Fire Wise): Jack reported that a pro bono fire mitigating demonstration will occur in the neighborhood; lot to be determined. Homeowners are once again reminded that trees which have been identified with pine beetle damage must be removed from their property before July 1st. This will insure affected trees have been eliminated prior to the beetle swarming season.

- Infrastructure: Hal and the committee met with the new fire battalion chief; research will continue on the three cisterns; Infrastructure & the DRC will continue working together on preliminary plans for the parking lot redesign.

- Neighborhood Watch: The WR 2017 National Night Out event will occur in the common area on Aug 1st. Jim has Wissler Ranch registered nationally & will submit paperwork to the county, as well as arrange for guest speakers; 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: no report due to absence.

- **Old Business:** none discussed.

- **New Business:**

- Discussion and vote on covenant rewrite proposal: There was much discussion to determine what draft will be put forward for homeowner review. Several items were voted on as proposed changes.

- Discussion on covenant violation notice and procedures: Wissler Ranch is a covenant-controlled community. Covenants are in place for the preservation of property and benefit of lots and their owners. Courtesy email notices will be sent to homeowners to remind them of Wissler Ranch covenants, should a potential violation be reported. If the situation is not resolved, board members will be notified to determine if a violation has occurred.

- The next board meeting is scheduled for May 13, 10:15 AM, at the Monument Library.

- **Adjournment:** The meeting adjourned at 12:25.

Home

Sort By: Account Name ▾

Checking	Available	Previous Day
Operating Budget	\$20,500.36	\$20,500.36
Reserve Fund	\$53,703.66	\$53,703.66
TOTAL	\$74,204.02	\$74,204.02

Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	16,489	2,015	18,504		18,504
Cash Reserves				53,704	53,393
Assessments receivable	477		477		477
Other receivables	658		658		
Excess Prior Year Operating Funds to Reserves					
Prepaid Expenses					
Deposits					
Total Assets	17,623	2,015	19,638	53,704	73,342
Liabilities					
Accounts payable	1,818		1,818		
Accrued Expenses					
Excess Prior Year Operating Funds to Reserves					
Prepaid Assessments					
Income taxes payable					
Income taxes payable					
Total Liabilities	1,818	-	1,818	-	1,818
Fund Balance	19,441	2,015	21,456	53,704	75,160

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
4/24/2017		Reimburse New LED Bulbs Inside Mailbox Structu	(38)	20,431	Common Area Maintenance	Online Pmt Kathleen Mccormi Web Ckf
4/24/2017		Reimburse Refreshments Apr Brd Mtg	(31)	20,489	Administrative	Online Pmt Sharla Davis Web Ckf
4/27/2017		Reimburse Covert Mailing Cert Ltrn Expenses	(10)	20,421	Administrative	Online Pmt Sharla Davis Web Ckf
5/1/2017		Reimburse LED light bulbs mail box posts	(21)	20,400	Common Area Maintenance	Online Pmt Kathleen Mccormi Web Ckf
5/4/2017		Elec Pymt Mountain View Web	(257)	20,105		
5/4/2017		Elec Pymt Mountain View Web	(38)	20,382		
5/10/2017		Weed Spray Common Area Path	(400)	19,705	Common Area Maintenance	Online Pmt Falcon Weed Cont Web Ckf
5/11/2017		Reissue Welcome Cmte Expense Payment	(30)	19,674	Administrative	Online Pmt Sandy Maurer Web
5/18/2017		Web Site Domain Name and Hosting	(90)	19,584	Administrative	Online Pmt Spectra Creation Web
6/8/2017		Lights, Mail Box Structure	(38)	19,548	Utilities	Elec Pymt Mountain View Web
6/8/2017		Lights, Street	(257)	19,289	Utilities	Elec Pymt Mountain View Web
6/21/2017		Legal Advice, Covenants	(435)	18,504	Legal Fees	Online Pmt Hindman Sanchez Web Ckf
6/21/2017		Mowing, Common Area and Entrances	(350)	18,939	Common Area Maintenance	Online Pmt D & C Land Maint Web Ckf
		Payments Made		(1,996)		
		Balance		18,939		
Reserve						
6/15/2017	105	Fee Driveway Permits Common Area El Paso Cox	(311)	53,393	Capital Repairs	El Paso County Check
		Payments Made		(311)		
		Balance		53,393		

Board votes on proposed covenant changes:

- 4.8 “Prohibition against Business Use” & 7.17 “Subordination of Lien to First Mortgagee”: tabled pending attorney review and comment.

- 4.6 “Rentals”: motioned made and passed to remove reference to background checks on renters.

- 4.20 “Animals and Pets”: motion made and passed to not change the covenants to include poultry.

- 4.21 “Nuisance”: motion made and passed to remove RV reference. RV Rule dated July 9, 2016, remains in effect.

- 4.27 “Fire Pits”: Item tabled pending further research and discussion. Motion made and passed to move “no open burning” stipulation back to 4.22 “Trash.”

- 7.4 “Special Assessments for Capital Improvements”: proposal to establish a restrictive reserve account was tabled pending further research and discussion.