

Wissler Ranch HOA Board Meeting Minutes

January 14, 2017

- **Call to Order:** The January Wissler Ranch Board meeting was called to order at 10:20 AM at the Monument library.
- **Roll Call:** the following board members were in attendance:

Board Members:

President - Jim Keefe
Vice President – Hal Goldback
Royal Koepsell
Secretary – Sharla Davis
Wayne Gardner

Other Officers:

Treasurer - Kathleen McCormick

Committee Chairs:

Covenant Compliance – Sharla Davis
Design Review – Wayne Gardner
Fire Wise – vacant (Jim Keefe, interim)
Neighborhood Watch – vacant (Jim Keefe, interim)
Welcome – Sandy Mauer (absent)

Other Attendees:

Homeowners – Matt Brady, Kim Nitchal, Rhonda and Mark Schwalm, Jim and Jean Daly

- **Reports:**
 - Reading and Disposal of Minutes: The December minutes were reviewed and approved.
- **Officers Reports:**
 - President:
 - **Covenant Revision:** Jim Keefe discussed the status of the covenant revisions. The covenant revision committee submitted a draft recommendation which was reviewed and taken under advisement by the previous Board. In addition, the HOA legal counsel was consulted on several issues to determine if certain recommendations were prudent. The current board must review the proposed revisions and decide whether to proceed with them or form a new committee to continue the revision process. Prior to forming any new committee, the HOA Board will notify the owners and solicit volunteers to participate. Also, the Board will provide guidance to the committee on how to proceed.

- Vice President: no report.
- Treasurer: attached

New Business and Covenant Committee Combined - Water Augmentation Plan Violations for the 2016 Calendar Year:

The governance for water use in Wissler Ranch was discussed in detail. During the annual reporting cycle in November, certain homeowners were found to be in violation of the water augmentation plan requirements for reporting and water use. This is also a covenant violation and in accordance with the HOA rules governing reporting and water use, letters were sent notifying them of the applicable fine. At the meeting, several homeowners spoke on the issue and asked for forbearance on the fines. After discussion of the circumstances, the Board voted to waive the fines for homeowners who had moved into the neighborhood since the last reporting period. (Hal motioned, Royal seconded, motion passed). The Board deferred action on the remaining homeowners, two of which had exceeded water limits in multiple previous years; pending further investigation. It was noted another homeowner had paid their fine in full previous to the Board meeting.

- Committees:

- Covenants: no violations other than water reported.
- Design Review and Infrastructure Committees: The common area parking lot and driveway repair plan, budgeted in the 2017 Capital Budget; was discussed. An engineering firm has conducted a preliminary on-site review of the potential work. In addition, Wayne has researched the planning and engineering requirements with El Paso County and discovered the developer did not obtain county approval for the driveways accessing Wavy Oak and Wissler Ranch. The Board decided that the HOA will seek to obtain the required approval from the county (permit submission costs \$207) before engaging an engineering firm or proceeding any further with planning. The invoice for the on-site engineering visit was approved for payment. (Motioned by Hal, seconded by Royal, motion passed.)
- FireWise: Deferred for time constraints.
- Neighborhood Watch: Deferred for time constraints.
- Water: Discussed as part of new business.
- Welcome: Deferred due to time constraints.

Old Business:

- Deferred due to time constraints.

- **New Business:**
 - Annual assessment letters have been sent to the membership. The annual assessment for 2017 is \$180 and is due on February 15, 2017. The Wissler Ranch HOA collections policy was reviewed in light of on-going issues with certain properties.

- **Adjournment:** The meeting adjourned at 1:30 PM.

Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	9,612	2,847	12,459		12,459
Cash Reserves			-	43,756	43,756
Assessments receivable	635	297	932		932
Excess Prior Year Operating Funds to Reserves					
Prepaid Expenses			-		-
Deposits			-		-
Total Assets	10,248	3,143	13,391	43,756	57,148
Liabilities					
Accounts payable	316		316		
Accrued Expenses	1,800	1,000	2,800		2,800
Prepaid Assessments			-	-	-
Income taxes payable			-	-	-
Income taxes payable	-	-	-	-	-
Total Liabilities	2,116	1,000	3,116		3,116
Fund Balance	8,132	2,143	10,275	43,756	54,032

Date	Ref/C	Description	Amount	Category	Memo
23-Sep-16		Mailing Annual Meeting	(217)	Administrative	ONLINE PMT TRI-LAKES PRINTI WEB CKF845032669POS
6-Oct-16		CPA Tax Preparation	(180)	Tax Preparation	ONLINE PMT SUSAN L O'NEILL
6-Oct-16		Lights, Mail Box Structure	(39)	Utilities	ELEC PYMT MOUNTAIN VIEW WEB 0056822102
6-Oct-16		Lights, Street	(245)	Utilities	ELEC PYMT MOUNTAIN VIEW WEB 0100668201
11-Oct-16		Mowing and Seeding Common Area	(344)	Common Area Maintenance	ONLINE PMT D & C LAND MAINT WEB CKF845032669POS
14-Oct-16		Legal, Carlsen, Lockridge NonPayment	(350)	Legal Fees	ONLINE PMT HINDMAN SANCHEZ WEB CKF845032669POS
19-Oct-16		Mailing, Annual Meeting 2016	(6)	Administrative	ONLINE PMT TRI-LAKES PRINTI WEB CKF845032669POS
20-Oct-16		Reimburse Certified Mailing Hofst	(6)	Administrative	ONLINE PMT
21-Oct-16		Reimburse Mtg Refreshments and Welcome	(63)	Administrative	ONLINE PMT
27-Oct-16		Weed Spraying Common Area	(1,575)	Common Area Maintenance	ONLINE PMT FALCON WEED CONT WEB CKF845032669POS
		Total Payments	(3,026)		
		Total			12,459
Reserve					
27-Oct-16		Daily Ledger Bal			43,756
		Total			43,756

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Accounts

To see an account's monthly statement, transaction history, or more details about the account, use an action from the "I want to..." column. Use the "Transfer" action to move funds between accounts. Click on a column title to sort information by account name, account number, or balance.

Checking					
Name ▲▼	Owner ▲▼	Account # ▲▼	Balance ▲▼	As Of	Actions
Operating Budget	Wissler Ranch Hoa Inc.		\$12,459.11	10/27/2016	I want to ▼
Reserve Fund	Wissler Ranch Hoa Inc.		\$43,756.41	10/27/2016	I want to ▼
CHECKING TOTAL			\$56,215.52		

Assets Total:	-	Liabilities Total:	=	Grand Total:
\$56,215.52		\$0.00		\$56,215.52