

Wissler Ranch HOA Board Meeting Minutes

November 11, 2017

- **Call to Order:** The November board of directors' meeting was called to order at 2:35 PM 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

Royal Koepsell

Pre-arranged absence: Wayne Gardner

Other Officers:

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

Committee Chairs:

Covenant Compliance – Sharla Davis

Covenant Revision – Barb Doremus

Design Review – absent

Forestry (includes Fire Wise) – absent

Infrastructure – Hal Goldback

Neighborhood Watch – vacant (Jim Keefe, interim)

Water – Sharla Davis

Website/IT – Kathleen McCormick

Welcome – absent

Other Attendees:

Homeowner – Jack Windeler (also Forestry)

- **Reports:**
 - Reading and Disposal of Minutes: The Wissler Ranch website is current with all meeting minute postings.

- Officer:

- President: Jim reported that the Tri-Lakes Fire Department has grant money available. He and the Infrastructure Committee will follow up to see how much the HOA could receive and apply to upgrade our cisterns. The TLFDD has moved its administrative office to Jackson Creek Pkwy.

- Vice President: no report

- 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 Revision 2 covenants rewrite (99% complete); 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 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. The next homeowner review meeting for Revision 2 will be in January.

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

- **Exterior lighting:** homeowners are reminded that exterior lighting must avoid impact on all adjacent lots and be of a sharp-cutoff design so the light source is not visible from adjacent properties.

- An illegal irrigation line was deemed a covenant violation; fines are accruing;

- Fines continue to accrue against the property that has failed to provide a current water meter reading; this is an open covenant violation;

- Fines continue to accrue against another property for numerous open covenant violations;

- Two variance requests were received: one 30-day variance was approved for a trailer; a temporary fence request was not approved due to lack of homeowner response;

- "Dogs off leash" violations continue to be an issue. It is also an El Paso County Ordinance violation as well as a WR covenant violation. Dogs **MUST** be leashed at all times when off their property, especially in the common area and on the trail. If the violations persist, 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;

- Design Review: no report

- Forestry (includes Fire Wise): Three dead trees in the common area will be cut down to determine "cause of death."

- Infrastructure: no report

- Neighborhood Watch: no report.

- Water: The annual water report will be submitted to the state at the end of the month. So far, two homeowners were over their annual allotment and 17 have not reported. Excessive water use and late/no reporting are CO Water Augmentation Plan violations as well as covenant violations. Homeowners who go over their allotment and/or provide late/no meter readings are automatically identified in the state-designed/mandated electronic report. Covenant violation letters with associated fines/fees will be mailed in December.

- Website: no report

- Welcome: no report

- Old Business: none

- New Business:

- Covenant rewrite: The board voted on and approved the following: minutes from the October 10th & 28th special meetings for Revision 1 with homeowner review comments and board responses; Revision 2 document; Revision 2 comparison documents; Revision 2 summary; Revision 2 homeowner transmittal letter; and the current review schedule.

- The homeowner letter, summary, and current schedule will be posted on the bulletin board. The homeowner letter will be emailed to all home/lot owners. A reminder postcard will be mailed to everyone as well. Revision 2 comments are due to the Covenants Review committee by January 10, 2018.

- Extensive discussion occurred on the lawyer-submitted proposed revision to *Section 4.6, Rentals*. Motion was made and passed to approve with modified comments.

- The next board meeting is scheduled for December 9th, 10:15AM-12:00 PM, at the Monument Library.

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

- **Adjournment:** The meeting adjourned at 4:50.

•