

## Wissler Ranch HOA Board Meeting Minutes

April 14, 2018

- **Call to Order:** The April board of director's 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

Pete Popp

Wayne Gardner-absent

### **Other Officers:**

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

### **Committee Chairs:**

Covenant Revision – Barb Doremus

Covenant Compliance – Sharla Davis

Design Review – Pete Popp

Forestry (includes Fire Wise) – absent

Infrastructure – Hal Goldback

Neighborhood Watch – vacant (Jim Keefe, interim)

Water – Sharla Davis

Website/IT – Kathleen McCormick

Welcome – absent

- **Reports:**
  - Reading and Disposal of Minutes: A motion was made and passed to approve the April minutes. The Wissler Ranch website is current with all meeting minute postings. The March board meeting minutes were posted on the mail kiosk bulletin board.
- **Officer:**
  - President: no report
  - Vice President: no report
  - Treasurer: Kathleen gave the treasurer's report; WR continues to be in good financial standing. There are two homeowners who have not paid their water fine and two

who have not paid their annual dues. Two have been reported to the HOA attorney and are now in collections.

**- Committee:**

- Bylaws and Covenant Review: As of April 13<sup>th</sup>, 82 votes were received by the attorney. There was much discussion on deadlines. A motion was made and passed to table posting the results until Jim can discuss with the attorney.

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

- Fines continue to accrue against a property for numerous covenant violations; this is an open item;

- There were numerous complaints over pet owners not picking up after their dogs, not only on the trail but throughout the neighborhood;

- Homeowners and their guests are reminded that dogs **MUST** be leashed and under their control at all times when off property, especially in the common area and on the trail; homeowners must also pick up after their dogs.

- Homeowners and their guests are also 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: Pete reported that he and Wayne are working on several projects, to include a “best & final” bid for the parking lot redesign. There will be new DRC-approved “reminder” signs that the common area is for WR residents only and “rules” for using the park/trail.

- Forestry (includes Fire Wise): no report. Jim will get with Deb Bullock to see where we are with regards to dead tree removal on the trail. **Homeowners are reminded that trees marked with beetle kill by the forestry service must be removed before July 1<sup>st</sup>.**

- Infrastructure: Hal continues to research the cistern/electric pump issue and is working closely with the fire chief. He will also ask neighboring communities (Elk Creek, Hawk Ridge, etc.) for their support/financial assistance. A special assessment may also be considered.

- Neighborhood Watch: Jim reported that National Night Out is August 7<sup>th</sup> this year.

- Water: Sharla reported that all but two homeowners have paid their water fines/fees. A board hearing for a homeowner not providing a meter reading is scheduled for next month.

- Website: no report

- Welcome: no report

- **Old Business:** The common area parking lot redesign is scheduled to begin this summer.

- **New Business:**

- Due to the fact that some dog owners are not picking up after their pets, the board voted to spend HOA funds to hire a service to clean up the trail; Kathleen will research.

- There was discussion on whether or not to hire an HOA management company; Sharla will research.

- The annual meeting needs to be scheduled; Jim will see what dates are available in October with Tri-Lakes United Methodist Church.

- The next board meeting is scheduled for May 19, 2018, 1:00-3:00 PM, at the Monument Library.

- Future meeting dates are posted on the mailbox bulletin board as well as the website calendar.

- **Adjournment:** The meeting adjourned at 12:07 PM.



## Accounts Overview

### Assets

<input type="checkbox"/> Deposit	Available Balance	Current Balance
<a href="#">Operating Budget</a> * <input type="checkbox"/>	<a href="#">24,663.04</a>	24,663.04
<a href="#">Reserve Account</a> * <input type="checkbox"/>	<a href="#">68,015.46</a>	68,015.46
<b>Total Deposit: \$0.00</b>	<b>\$92,678.50</b>	<b>\$92,678.50</b>

**Wissler Ranch Homeowners Association Balance Sheet**

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
<b>Assets</b>					
Cash Operating	23,480	1,183	24,663		24,663
Cash Reserves			-	68,015	68,015
Assessments receivable			-		-
Other receivables	2,057				
Prepaid Expenses			-		-
Deposits			-		-
<b>Total Assets</b>	<b>25,537</b>	<b>1,183</b>	<b>26,720</b>	<b>68,015</b>	<b>94,735</b>
<b>Liabilities</b>					
Accounts payable			-		-
Accrued Expenses			-		-
Prepaid Assessments			-	-	-
Income taxes payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>
<b>Fund Balance</b>	<b>25,537</b>	<b>1,183</b>	<b>26,720</b>	<b>-</b>	<b>68,015 - 94,735</b>

Date	Ref/Check	Description		Category	Memo
<b>Operating</b>					
3/14/2018	9000	Reimburse Mailing Covenant Changes	-240		Online Pmt Web Ckf
3/23/2018	9001	Legal Fees Covenant Changes	-291		Online Pmt Web Ckf
3/29/2018	9002	Reimburse Cert Mailing Covenants	-38.7		Online Pmt Web Ckf
4/2/2018	39600	Annual Assesements Delinquent	396		Deposit
4/2/2018	9375	Water Fine	93.75		Deposit
4/3/2018	9003	Reimburse Cert Mailing Delinquent	-13.4		Online Pmt Web Ckf
4/5/2018		Lights, Street	-257.29		Mt View On Line
4/5/2018		Light, Mail Box Structure	-38.37		Mt View On Line
		Total Paid	(879)		
		Total Deposits	490		
		Balance	24,854		
<b>Reserve</b>					
		Total Paid	-		
		Total Deposits	-		
		Balance	68,015		