

Wissler Ranch HOA Board Meeting Minutes

January 20, 2018

- **Call to Order:** The January board of director's meeting was called to order at 3:10 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

Wayne Gardner

Other Officers:

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

Committee Chairs:

Covenant Revision – Barb Doremus

Covenant Compliance – Sharla Davis

Design Review – Wayne Gardner, Pete Popp

Forestry (includes Fire Wise) – absent

Infrastructure – Hal Goldback

Neighborhood Watch – vacant (Jim Keefe, interim)

Water – Sharla Davis

Website/IT – Kathleen McCormick

Welcome – Sandy Maurer

Other Attendees:

Homeowners – Eric Doremus, Ed & Tammy Garner, Doug & Sue Woodward

- **Reports:**
 - Reading and Disposal of Minutes: The Wissler Ranch website is current with all meeting minute postings. The December board meeting minutes are posted on the mail kiosk bulletin board.
 - **Officer:**
 - President: Jim reported that the HOA received notification for an application to receive a \$500 grant from the National Fire Protection Agency (NFPA). The award money would go toward WR wildfire mitigation efforts in support of Wildfire

Community Preparedness Day, May 5th. He will forward the information to the Forestry committee for submission. The deadline is March 2nd.

- Vice President: no report

- Treasurer: Kathleen gave the treasurer's report; WR continues to be in good financial standing. The FY closed in Dec with \$7K being transferred to the Capital Reserve fund, per homeowners' vote at the annual meeting. A reminder that WR **annual dues are due Feb 15th**. Homeowners, please ensure your payment is postmarked and/or received no later than that date.

- There are two foreclosed properties in the neighborhood currently owned by banks with trustees who are out of state. The board of directors will stay on top of these issues since the HOA is due outstanding covenant violation fines and overdue assessment payments; a total of \$5K is due the HOA as of Jan 20th.

- Committee:

- Bylaws and Covenants: Barb explained the current status of the covenants rewrite and it is progressing on schedule. Rev. 2 homeowner comments were due Jan 10th and as of that date two homeowners submitted comments. There are two special meetings scheduled, Jan 24th from 3:30-5:30 and Jan 28th from 2-4; both meetings are at the Monument library. Board members and homeowners will have an opportunity to discuss all submitted comments and the board will vote on whether or not to incorporate the proposed changes. All information pertaining to the rewrite has been posted on the website and mail kiosk bulletin board since Jan 1st. A "prefinal" copy of the proposed covenants will be submitted to the HOA lawyer. Once he has determined all is in order, lot/homeowners will receive a proposed Final for review and vote.

- 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 in order to "*avoid lighting pollution and maintain a rural ambiance.*" Please review the Wissler Ranch *Design Review Guidelines* for specific requisites. All WR documents are posted on the website.

- A formal complaint was submitted to the committee for excessively bright outdoor lighting. A courtesy potential covenant violation email will be sent to the homeowner.

- The covenant violation for an illegal irrigation line has been resolved; however, the fine has not been paid. This continues to be an open item until payment is received.

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

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

- 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 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;

- Homeowners are reminded that slash piles are extremely combustible and fire hazards. In light of our severely dry conditions, please remove them as soon as possible. The Black Forest Slash Program opens Apr 29th. Please see their website, *bflash.org*, for more details;

- A formal complaint for an unapproved slash pile was received by the committee; a courtesy potential covenant violation email was sent to the homeowner. The property is projected to be in compliance by the end of the month. Thank you to the homeowner for his prompt response and cooperation.

- Design Review: Wayne submitted a report to the board. He & Pete are working on several projects, to include a “best & final” bid for the parking lot redesign.

- Forestry (includes Fire Wise): no report

- Infrastructure: Hal reported that he feels the committee has exhausted all resources, including federal, and there is no local grant money available to apply for; a homeowner in attendance suggested applying for a “hazard mitigation” grant. Hal will get with the homeowner to discuss details and opportunities.

- Neighborhood Watch: no report.

- Water: the state water engineer has been notified and is in contact with the homeowners of a property who continue to be in violation of the CO Water Court Decree. He will keep the board informed of the status/progress.

- Website: no report

- Welcome: no report.

- **Old Business:** none

- **New Business:**

- The HOA's bank, *Peoples*, has been sold to a larger entity and the new bank will not provide the HOA with the same level of consumer services/support as in the past. Additionally, they will charge a higher fee. Hal & Kathleen are researching small local banks/credit unions that will be in WR's best financial interest and will provide recommendations to the board by the end of Feb.

- The board recognized and thanked the homeowners who took the time, energy, and expense to do the Christmas decorating/lighting for the entrances and mail kiosk. A huge thank you from us to you! A formal thank you note will be mailed to them.

- **HOA Board hearings:**

- The WR HOA Board of Directors conducted board hearings for water reporting violations and a covenant violation:

- The board voted to waive one fine for late water reporting; a motion was made and passed that all other late reportings/overages were deemed covenant violations and homeowners will be notified. Fines/fees are due to the HOA no later than Feb 15th;

- A motion was made and passed by the board of directors that a homeowner's failure to maintain control of their dog at all times was a covenant violation. The homeowners were notified that if the dog is seen off property and/or not under their control, the board reserves the right to take additional "next time" measures, to include having the dog removed from the neighborhood.

- The next board meeting is scheduled for February 10, 4:00-5:45 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 5:30 PM.

Home

ALL ACCOUNTS

FAVORITES ☆

			Sort
Checking	Available	Previous Day	
Operating Budget *2515 ☆	\$3,172.38	\$3,172.38	
Reserve Fund *2523 ☆	\$60,626.46	\$60,626.46	
	TOTAL	\$63,798.84	\$63,798.84

Date	Ref/Che	Description	Amount	Balance	Category	Memo
Operating						
12/12/2017		Insurance, Liability Board and Officers	(125)	12,035	Insurance	Online Pmt Web Ckf
12/14/2017		Annual Assessment, Great Divide Water Con	(1,637)	10,398	Water Augmentation Plan	Online Pmt Web Ckf
12/15/2017		Capital Credit Mt View Electric Coop	163	10,561	Other Inc	Deposit
12/20/2017		Direct Mailing, Annual Budget	(165)	10,257	Administrative	Online Pmt Web Ckf
12/20/2017		Legal Advice Covenant Changes	(405)	9,852	Legal Fees	Online Pmt Web Ckf
12/20/2017		Mailing, Covenant Changes	(56)	10,422	Administrative	Online Pmt Web Ckf
12/20/2017		Printing Covenant Change Letter	(30)	10,531	Administrative	Online Pmt Web Ckf
12/20/2017		Reimburse Certified Mailings Water	(53)	10,478	Administrative	Online Pmt Web Ckf
12/22/2017		Reimburse Mailing Expenses Covenant Char	(48)	9,805	Administrative	Online Pmt Web Ckf
12/27/2017		Printing, Ballots Annual Meeting	(6)	9,798	Administrative	Online Pmt Web Ckf
12/27/2017		Reimburse Decorations, Seasonal	(284)	9,515	Administrative	Online Pmt Web Ckf
12/28/2017		Daily Ledger Bal		8,417		
12/28/2017	995241	Insurance, Common Area	(1,098)	8,417	Insurance	Check
1/4/2018		Lights, Mail Box Structure	(38)	8,379	Utilities	Elec Pymt Web
1/4/2018		Lights, Street	(257)	8,121	Utilities	Elec Pymt Web
1/5/2018		CO SOS Business Renewal 2018	(10)	8,111	Administrative	Dbt Crd
1/9/2018		Annual Assessment Deposit	591	9,102	Annual Assessments	Deposit
1/9/2018		Water Penalties	400	8,511	Covenant Compliance	Deposit
1/16/2018		Stamps, Ink	(81)	9,021	Administrative	Dbt Crd
1/18/2018		Annual Assessments	1,173	10,544	Annual Assessments	Deposit
1/18/2018		Water Penalties	350	9,371	Covenant Compliance	Deposit
1/19/2018		Reimburse Certified Mailings	(138)	10,406	Administrative	Online Pmt Web Ckf
1/19/2018		Excess Operating Funds to Capital Reserve:	(7,234)	3,172	Transfer	Interbank Transfer to *xxxx
Operating						
		Deposits		2,677		
		Payments		(4,431)		
		Transfers		(7,234)		
		Balance		3,172		
Reserve						
12/28/2017		Daily Ledger Bal		53,393		
1/19/2018		Transfer of Excess Operating Funds 2017	7,234	60,626		IB Transfer from *xxxx
Reserves						
		Deposits				
		Payments				
		Transfers		7,234		
		Balance		60,626		