

## Wissler Ranch HOA Board Meeting Minutes

March 10, 2018

- **Call to Order:** The March board of director's meeting was called to order at 12:27 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-resigned

Wayne Gardner-absent

### **Other Officers:**

Secretary – Sharla Davis

Treasurer - Kathleen McCormick

### **Committee Chairs:**

Covenant Revision – Sandy Mauer

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 – Sandy Maurer

- **Reports:**
  - Reading and Disposal of Minutes: The Wissler Ranch website is current with all meeting minute postings. The January board meeting minutes were posted on the mail kiosk bulletin board; there was no February meeting.

### **- Officer:**

- President: Jim reported that Royal Koepsell resigned from the board due to a pending move.

- 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 fines and

two who have not paid their annual dues; all payments were due to the HOA on Feb 15<sup>th</sup>. Delinquent notification letters will be mailed this week.

**- Committee:**

- Bylaws and Covenants: Sandy reported that the proposed draft revised covenants packets were mailed to all home/lot owners on Friday, Mar 9<sup>th</sup>. Please be sure to 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: two potential covenant violations with regards to excessively bright exterior lighting have been corrected. Items closed.

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

- 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 29<sup>th</sup>. Please see their website, [bfslash.org](http://bfslash.org), for more details;

- 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.

- Design Review: Pete reported that he and Wayne are working on several projects, to include a “best & final” bid for the parking lot redesign.

- Forestry (includes Fire Wise): no report

- Infrastructure: Hal is continuing to research the Wissler Ranch cistern/electric pump issue and working closely with the fire chief.

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

- Water: Sharla reported that all but three 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: Sandy reported there were five homes for sale in the neighborhood; one closed the end of February and two are scheduled to close by the end of this month.

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

- **New Business:**

- Due Royal's resignation, the board elected Pete Popp as his replacement effective immediately. Welcome, Pete, and thank you for volunteering your time and talents!

- The next board meeting is scheduled for April 14, 2018, 10:15 AM-12:00 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 1:27 PM.

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## Accounts Overview

[Redacted]

### Assets

<input type="checkbox"/> Deposit	Available Balance	Current Balance
<a href="#">Operating Budget</a> [Redacted] ▾	<a href="#">24,854.05</a>	24,854.05
<a href="#">Reserve Account</a> [Redacted] \$ ▾	<a href="#">68,015.46</a>	68,015.46
<b>Total Deposit:</b>	<b>\$0.00</b>	<b>\$92,869.51</b>

### Your Net Worth

<b>Total Assets:</b>	<b>92,869.51</b>
<b>Total Liabilities:</b>	<b>0.00</b>
<b>Total Net Worth:</b>	<b>\$92,869.51</b>

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**Wissler Ranch Homeowners Association Balance Sheet**

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
<b>Assets</b>					
Cash Operating	23,671	1,183	24,854		24,854
Cash Reserves			-	68,015	68,015
Assessments receivable	594		594		594
Other receivables	1,955				
Prepaid Expenses			-		-
Deposits			-		-
<b>Total Assets</b>	<b>26,220</b>	<b>1,183</b>	<b>27,403</b>	<b>68,015</b>	<b>95,419</b>
<b>Liabilities</b>					
Accounts payable	531		531		531
Accrued Expenses			-		-
Prepaid Assessments			-	-	-
Income taxes payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>531</b>	<b>-</b>	<b>531</b>		<b>531</b>
<b>Fund Balance</b>	<b>25,689</b>	<b>1,183</b>	<b>26,872</b>	<b>-</b>	<b>68,015</b>
				<b>-</b>	<b>94,888</b>

Date	Ref/C	Description		Category	Memo
Operating					
2/8/2018		Lights, Street	(257)	Utilities	Mt View On Line
2/8/2018		Light, Mail Box Structure	(49)	Utilities	Mt View On Line
2/9/2018		Legal Fees	(90)	Legal Covenant Changes	Hindman Sanchez On Line
2/15/2018		Annual Assessments	5,940	Annual Assessments	
2/15/2018	147207	Water Overuse and Late Report	1,472	Covenant Enforcement	Covenant Enforcement
2/16/2018		Annual Assessments	8	Annual Assessments	
2/21/2018		Postage	(55)	Administrative	Debit Card
2/21/2018	178200	Annual Assessments	1,782	Annual Assessments	
2/27/2018		DORA Renewal	(20)	Administrative	Debit Card
3/2/2018		Capital Reserve Deposit 2018	(6,336)	Capital Reserve Funding	Transfer On Line
3/2/2018		Annual Assessments	1,188	Annual Assessments	
3/8/2018		Lights, Street	(257)	Utilities	Mt View On Line
3/8/2018		Light, Mail Box Structure	(39)	Utilities	Mt View On Line
		Total Paid	1,975		
		Total Deposits	1,312		
		Balance	24,854		
Reserve					
3/2/2018		Capital Reserve Deposit 2018	6,336	Budget	Transfer On Line
3/9/2018		Capital Reserve Deposit 2018	1,053	Budget	Transfer On Line
		Total Paid			
		Total Deposits	7,389		
		Balance	68,015		