

Wissler Ranch HOA Board Meeting Minutes

May 19, 2018

- **Call to Order:** The May board of director's meeting was called to order at 1:05 PM at the Monument library.
- **Roll Call:** the following board members, officers, committee chairs/members and homeowners were in attendance:

Board Members:

President - Jim Keefe

Vice President - Hal Goldback

Sharla Davis

Pete Popp

Wayne Gardner

Other Officers:

Secretary – Sharla Davis

Treasurer - absent

Committee Chairs:

Covenant Revision – vacant

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 – absent

Welcome – Sandy Maurer

Homeowner: Rose Keefe

- **Reports:**
 - Reading and Disposal of Minutes: A motion was made and passed to approve the April minutes. The April board meeting minutes were posted on the mail kiosk bulletin board. The website is current with all approved meeting minutes posted.
- **Officer:**
 - President: no report
 - Vice President: no report

- Treasurer: Kathleen emailed the treasurer's report to all board members; WR continues to be in good financial standing. There are two homeowners who have not paid their outstanding debts. Those homeowners have been reported to the HOA attorney and are now in collections. The HOA paid \$235 to have the trail/common area cleaned up since some homeowners are not picking up after their dogs.

- Committee:

- Bylaws and Covenant Review: Jim spoke with the attorney. Since not enough homeowners voted, the revision did not pass. The attorney offered the board three options: 1) abandon the revision; 2) consider a revote at another time; 3) have a court-directed approval. The court-directed option was determined not feasible due to costs. A motion was made and passed for the board to research and determine why people didn't vote and to explore a revote option at the annual meeting in Oct. Jim will ask the attorney or his representative to attend. Jim will also send a letter to the community notifying homeowners of the latest voting results.

- 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;

- A potential covenant violation email was sent to a homeowner for parking a vehicle on the grass. The homeowner moved the vehicle and the item is now closed;

- 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.

- Numerous complaints were received for RV/trailers being parked onsite for more than seven days. Homeowners are reminded that it is a covenant violation to have RVs/campers, trailers of any type, etc., parked onsite for more than a week and to be visible from any street/lot;

- The committee continues to receive complaints on outdoor lighting in addition to reflective signs/numbers and having more than one sign at the end of driveways. Per the covenants and Design Review Guidelines, no numbers/signs of a reflective nature are allowed and only one sign may be posted at the end of a driveway. Potential covenant violation emails will be sent requesting reflective materials be removed. Another notice will be sent to homeowners notifying them of non-compliant outdoor lighting.

- A potential covenant violation email will be sent to a homeowner for failing to have DRC approval prior to clearing a vacant lot. It is a covenant violation to begin work on a property without submitting completed plans to the DRC for approval.

- 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.

- Design Review: Wayne discussed the numerous projects he and Pete are working on; they are heavily involved in at least 10 on-going jobs.

- Forestry (includes Fire Wise): no report. **Homeowners are reminded that trees marked with beetle kill by the forestry service must be removed before July 1st.**

- 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 7th this year.

- Water: A homeowner still has not paid a late reporting fee and has failed to request/attend a board hearing.

- Website: no report

- Welcome: Sandy said she is getting ready to welcome a lot of new people to the neighborhood.

- Old Business:

- The board discussed two full-service proposals from HOA management companies. The representatives from each company will be invited to the June board meeting. A motion was made and passed to table a decision until more information is presented and a decision on the covenant revision is made.

- The annual homeowners meeting is scheduled for Saturday, October 20, 1:00-3:30 at the Tri-Lakes United Methodist Church.

- New Business:

- The next board meeting is scheduled for June 23, 2018, 10:15-12:00 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 2:55 PM.

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Accounts Overview

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Assets			
		Available Balance	Current Balance
<input type="checkbox"/> Deposit			
Operating Budget *xxxx <input type="checkbox"/>		25,836.18	25,836.18
Reserve Account *xxxx <input type="checkbox"/>		68,015.46	68,015.46
Total Deposit:		\$0.00	\$93,851.64
Your Net Worth			
		Total Assets:	93,851.64
		Total Liabilities:	0.00
		Total Net Worth:	\$93,851.64

Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	24,653	1,183	25,836		25,836
Cash Reserves			-	68,015	68,015
Assessments receivable			-		-
Other receivables	3,341				
Prepaid Expenses			-		-
Deposits			-		-
Total Assets	27,994	1,183	29,177	68,015	97,193
Liabilities					
Accounts payable	2,490		2,490		2,490
Accrued Expenses			-		-
Prepaid Assessments			-	-	-
Income taxes payable	-	-	-	-	-
Total Liabilities	2,490	-	2,490		2,490
Fund Balance	25,504	1,183	26,687	-	68,015
				-	94,702