

November, 2015, Wissler Ranch HOA Meetings Minutes

November 12, 2015

Location: Monument Library Conference Room

- 1. Call to Order: 7:04pm**
- 2. Secretary**
 - a. Roll Call:**

Board Members: Jim Keefe, Lisa Gilbert, Deloris Kenerson
Other Officers: Kathleen McCormick (Treasurer), Brian Freese (Secretary)
Homeowners: None
 - b. Reading and disposal of minutes: Pending**
- 3. Officer Reports:**
 - a. President:**
 - i. Practice website is running, need volunteers to work with it. Pine Beetle inspection complete, awaiting final report.**
 - ii. See reference attachment on Noise Complaints and Covenant Violation Procedures**
 - b. Vice President – N/A**
 - c. Treasurer – See attachments**
 - i. Budget on track, no issues**
 - ii. One non-dues payment for 2015**
 - iii. Proposed 2016 budget to be mailed to residents for review**
- 2. Committee Reports**
 - a. Bylaws and Covenants Rewrite Committee (Lisa) – One newly moved-in neighbor added to the committee. Meetings will start in November.**
 - b. Covenant Compliance Committee (Deloris) – Nothing to report**
 - c. Design Review (Wayne Gardner) – N/A**

- d. Legal Affairs (Eric Doremus) – N/A
- e. Entrances/Landscape/Maintenance/Common areas (Eric Doremus) – N/A
- f. Internet Committee (Eric Doremus): Invoice statements will be mailed from Comcast to appropriate homeowners. Project is still a go and moving forward.
- g. Neighborhood Watch – N/A
- h. Welcome Committee– N/A
- i. Water Committee (Lisa) – One report outstanding, all others in; three residents over the limit due to irrigation leaks, which were found to be unintentional. Motion to forgive these cases; Motion – Lisa, Second – Deloris; passed unanimously.

3. New Business –

- a. 2016 Budget Discussion
 - i. Dues will be kept at \$165/year
 - ii. 2016 dues payments will be due – Feb 15, 2016
 - iii. Proposed 2016 budget was discussed. Motion to adopt – Lisa, Second – Deloris, passed unanimously.
 - iv. The proposed 2016 budget will be presented for ratification at a meeting immediately prior to the December Board meeting.
- b. General covenant issues including home businesses and parking were discussed.
- c. WR HOA needs committee chairs for the following committees:
 - i. Neighborhood Watch Committee Chairperson
 - ii. Firewise Committee Chairperson

4. Old Business – None

5. Call to adjourn:

Motion – Lisa

Second – Deloris
Passed unanimously
Time: 8:35pm

Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	16,169	2,908	19,077		19,077
Cash Reserves			-	32,014	32,014
Assessments receivable	33	132	165		165
Prepaid Expenses			-		-
Deposits			-		-
Total Assets	16,202	3,040	19,242	32,014	51,256
Liabilities					
Accounts payable	170		170		-
Accrued Expenses		1,000	1,000		1,000
Prepaid Assessments			-		-
Income taxes payable			-		-
Income taxes payable			-		-
Total Liabilities	170	1,000	1,170		1,170
Fund Balance	16,032	2,040	18,072	32,014	50,086

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
10/7/15		Weed Prevention Spraying Common Area	- 1,575	20,427	Common Area Maintenance	Online Pmt Falcon Weed Cont I Web
10/8/15		Lights, Mail Box	- 35	20,392	Utilities	Elec Pymt Mountain View Web
10/8/15		Lights, Street	- 223	20,169	Utilities	Elec Pymt Mountain View Web
10/16/15		Annual Meeting Ballots	- 15	20,155	Administrative	Online Pmt Tri-Lakes Print I Web
10/16/15		Mowing, Common Area and Entrances	- 650	19,505	Common Area Maintenance	Online Pmt D & C Land Maint Web
10/19/15		Annual Meeting Room Use Donation	- 150	19,355	Administrative	Online Pmt Trilakes United I Web
10/22/15		Annual Meeting Refreshments	- 20	19,335	Administrative	Online Pmt Kathleen Mccormi Web
11/5/15		Lights, Mail Box	- 36	19,300	Utilities	Elec Pymt Mountain View Web
11/5/15		Lights, Street	- 223	19,077	Utilities	Elec Pymt Mountain View Web
		Payments Made	- 2,925			
		Deposits Made	-			
		Balance		19,077		
Reserve						
9/17/15		Daily Ledger Balance		32,014		
		Balance		32,014		

Accounts

Checking				
Name	Owner	Account #	Balance	As Of
Operating Budget	Wissler Ranch Hoa Inc.	<input type="text"/>	\$19,077.20	11/10/2015
Reserve Fund	Wissler Ranch Hoa Inc.	<input type="text"/>	\$32,014.14	11/10/2015
Checking Total			\$51,091.34	

Assets Total:	—	Liabilities Total:	=	Grand Total:
\$51,091.34		\$0.00		\$51,091.34

