

Wissler Ranch HOA Board Meeting Minutes

April 23, 2016

- **Call to Order:** The April board meeting was called to order at 10:20 AM at the Monument library. The meeting was rescheduled from April 17th due to severe winter weather.
- **Roll Call:** the following board members were in attendance:

Board Members:

President - Jim Keefe

Vice President/Bylaws and Covenants – Lisa Gilbert

Design Review – absent (previous commitment due to reschedule)

Legal Affairs/Internet/Maintenance/Common Areas – Eric Doremus

Other Officers:

Treasurer - Kathleen McCormick

Secretary – Sharla Davis

Committee Chairs:

Covenant Compliance – Deloris Kenerson

Website/IT – Kathleen McCormick

Welcome – absent

Fire Wise – vacant (Jim Keefe, interim)

Neighborhood Watch – vacant (Jim Keefe, interim)

Other Attendees: None

- **Reports:**
 - President: Jim attended an El Paso County Emergency Preparedness Group meeting at the Tri Lakes United Methodist Church (TLUMC). He announced the upcoming “Fire Wise” event on May 7th also at TLUMC, 9:00-3:00, and reported that Wissler Ranch is registered to participate in “National Night Out” on 2 Aug.
 - Treasurer’s report: There are three homeowners who still owe HOA dues; effective immediately those homeowners’ HOA voting rights have been rescinded; a May 10th deadline has been set for total compliance or liens will be assessed against the properties. The light bill and entrance light rework bill have been paid, as well as \$580 to the lawyer for “covenant review.”
 - Bylaws and Covenants: Lisa reported that the committee is ready to move forward with what they have and will be meeting in the near future. There was board discussion on

addressing nonpayment of HOA dues, specifically assessing a flat late fee of \$1000 after two years of nonpayment.

***Note for clarification:** Wissler Ranch HOA bylaws, rules, and covenants were written with legal counsel guidance to ensure CO Department of Regulatory Agencies Division of Real Estate compliance and homeowner protection.

- Covenant: Deloris reported that the fence issue has not been resolved and the homeowners have been assessed a noncompliance fee. The two RV trailer issues have been resolved. With regard to RVs, letters will be sent to all homeowners advising that they are allotted 21 days per year to have their RVs parked in their driveways. It is the homeowners' responsibility to keep track of their days and notify the Covenant Chair when trailers will be on site. If the Chair is not notified, noncompliance will be assumed. A noncompliance fee will be assessed after the 21 days and revocation of HOA voting rights will occur if noncompliance continues.

- Eric reported "no report" for Legal Affairs;

Entrance/Landscape/Maintenance/Common Areas: emergent spray will not occur until the temperature is consistently above 43°; the trail has been dragged; one bid is in and another quote is needed for trail erosion control and well cover replacement.

Internet: contractors are waiting for snow melt and are still on schedule to complete installation by the end of May.

- Website: Kathleen reported that she has done a lot of website improving, streamlining, etc. There are still issues that the web designer needs to address; HOA board website training will not occur due to web designer schedule conflicts.

- FireWise: Wissler Ranch qualified as a 2015 "FireWise" community and is on its way to qualifying for 2016. As homeowners mitigate their property (rake pine needles, spend money to cut down trees, remove slash), time accrued counts toward "community service" and shows effort to improve fire mitigation. Dollars convert to hours and 2000 hours are needed for the designation. Jim has the forms from the Forestry Department to document Wissler Ranch efforts.

- Neighborhood Watch: Jim reported that this year's National Night Out is August 2^d; he registered Wissler Ranch. He also coordinated with the Sheriff and Fire Departments for their attendance and will check with various security companies for their participation.

- **New Business:**
 - The 2016 annual homeowners' meeting will be on October 15th from 10:00-12:00 in the TLUMC conference room. Homeowners will need to sign in NLT 9:45 to register and/or have their proxies recorded. Announcement letters will be mailed NLT September 15th. All board positions, with the exception of the Design Review Committee Chair, will expire in November. Homeowners are encouraged to file their applications to run prior to the annual meeting as there will be no nominations from the floor.

 - Friends of Black Forest: a concerned homeowner sent an informational letter to the board concerning potential water issues with the new Flying Horse II subdivision. The board discussed at length and decided to monitor the situation as no action is required at this time; currently, there is no adverse effect to our water, wells, etc.

 - Wissler Ranch website bulletin board: the web designer is working on instructions for the use of an online community bulletin board. Letters will be sent to homeowners once directions are finalized.

 - Future board meeting dates are as follows; all homeowners are invited and encouraged to attend:
 - 14 May, 10-12, Monument Library meeting room;
 - 11 Jun, 10-12, Monument Library meeting room

- **Adjournment:** The meeting adjourned at 11:50.

Wissler Ranch Homeowners Association Balance Sheet						
	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund		Total
Assets						
Cash Operating	17,501	2,581	20,082			20,082
Cash Reserves			-	43,756		43,756
Assessments receivable	33	627	660			660
Excess Prior Year Operating Funds to Reserves						
Prepaid Expenses			-			-
Deposits			-			-
Total Assets	17,534	3,208	20,742	43,756		64,498
Liabilities						
Accounts payable	808		808			
Accrued Expenses	180		180			180
Prepaid Assessments			-			-
Income taxes payable			-			-
Income taxes payable	-	-	-			-
Total Liabilities	988	-	988			988
Fund Balance	16,546	3,208	19,754	43,756		63,510

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
3/24/16		Repair, Fuse Box and Entrance Lighting	-48	20,175	Common Area Maintenance	ONLINE PMT GADDIE ELECTRIC WEB CKF845032669POS
4/7/16		Lights, Mail Box Structure	-35	20,140	Utilities	ELEC PYMT MOUNTAIN VIEW WEB 0056822102
4/7/16		Lights, Street	-223	19,917	Utilities	ELEC PYMT MOUNTAIN VIEW WEB 0100668201
4/12/16		Annual Assessment Deposit	165	20,082	Annual Assessments	DEPOSIT #
		Total Payments	-541			
		Total Deposits	165			
		Balance		20,082		
Reserve						
3/15/16		Balance		43,756		

Accounts

Checking				
Name	Owner	Account #	Balance	As Of
Operating Budget	Wissler Ranch Hoa Inc.	[REDACTED]	\$20,082.07	04/22/2016
Reserve Fund	Wissler Ranch Hoa Inc.	[REDACTED]	\$43,756.41	04/22/2016
CHECKING TOTAL			\$63,838.48	

Assets Total:
\$63,838.48

Liabilities Total:
\$0.00

Grand Total:
\$63,838.48

-

=