

Wissler Ranch HOA Board Meeting Minutes

January 23, 2016

- **Call to Order:** The January board meeting was called to order at 10:10 AM at the Monument library.
- **Roll Call:** The following members were in attendance:

Board Members:

President - Jim Keefe

Vice President/By-Laws and Covenants – Lisa Gilbert

Design Review - Wayne Gardner

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

Other Officers:

Treasurer - Kathleen McCormick

Secretary – Sharla Davis

Committee Chairs:

Welcome – Sandy Mauer

Firewise – Vacant

Neighborhood Watch – Vacant

Other Attendees: None

- **Reports:**
 - Treasurer's report is attached. The 2015 operating budget excess balance of \$10,242 will be used to fund the capital reserves per homeowners' vote at the October 2015 annual meeting of members. 2016 HOA dues are due Feb 15th.
 - Lisa reported that the electronic first draft of the by-laws and covenant rewrite was sent to the attorney for preview. The committee will convene once the document has been returned to her.
 - Wayne reported that the DRC has scheduled a final inspection of a detached garage, disapproved one request for a temporary dog run expansion, and is assisting another committee with a review.
 - Eric reported there was "no report" for Legal Affairs;

Entrance/Landscape/Maintenance/Common Areas: main entrance lights are currently in-op, Wayne will provide electrician info; Eric will also check on replacing

current mail kiosk light bulbs with LEDs; Wayne will fix the bulletin board glass and cork once the weather clears;

Internet: “all systems go” with Comcast and they are still on schedule; all new subscribers have paid; Eric will attend broadband agency meeting in Denver next week.

- Sandy reported there will be new residents on Edgedale in March.

- **Old/New Business:**

- Web page progress: the new & improved Wissler Ranch web page should be up and operational this weekend (23/24 Jan); all info will be current, past board meeting minutes will also be posted. Additional information forthcoming.

- The secretary vacancy has been filled by Sharla Davis; permanent chairs are still needed for the Forestry/FireWise and Neighborhood Watch committees.

- **Adjournment:** The meeting adjourned at 11:00.

Attachments:

1. WR HOA Balance Sheet
2. Account Snapshot, 22 Jan 16

Wissler Ranch Homeowners Association Balance Sheet						
	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total	
Assets						
Cash Operating	17,598	2,076	19,674			19,674
Cash Reserves			-	32,014		32,014
Assessments receivable	11,888	1,132	13,020	1,500		14,520
Excess Prior Year Operating Funds to Reserves				10,242		
Prepaid Expenses			-			-
Deposits			-			-
Total Assets	29,486	3,208	32,694	43,756		76,450
Liabilities						
Accounts payable			-			-
Accrued Expenses	10,242		10,242			10,242
Prepaid Assessments			-			-
Income taxes payable			-			-
Income taxes payable			-			-
Total Liabilities	10,242	-	10,242			10,242
Fund Balance	19,244	3,208	22,452	43,756		66,208

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
12/14/15		Water Overuse Fine	59		Water Overuse Complianc	Deposit #
12/15/15		Bulletin Board Repair Materials	- 292	18,117	Common Area Maintenanc	Online Pmt Web Ck f845032669Pos
12/15/15		Insurance, Officers and Directors	- 125	18,583	Insurance	Online Pmt Am Fam Ins Web Ckf845032669Pos
12/15/15		Mailing, Budget 2016	- 174	18,409	Administrative	Online Pmt Tri-Lakes Printi Web Ckf845032669Pc
12/17/15		Forest Health Review 2015	- 832	17,285	Forrest Service Inspection	Online Pmt CsfS Woodland Pa Web Ckf84503266
12/21/15	995150	Insurance, Common Area, AFI	- 1,103	16,182	Insurance	Check
12/22/15		Postage, Certified, Covenants	- 7	16,175	Covenant Compliance	Online Pmt
12/22/15		Retainer Fee for 2016	- 2,220	12,318	Legal Fees	Online Pmt Hindman Sanchez Web Ckf84503266
12/22/15		Water Augmentation Plan	- 1,637	14,538	Water Augmentation Plan	Online Pmt Great Divide Wat Web Ckf845032669
1/7/16		Lights, Mail Box Structure	- 37	12,282	Utilities	Elec Pymt Mountain View Web 0056822102
1/7/16		Lights, Street	- 223	12,059	Utilities	Elec Pymt Mountain View Web 0100668201
1/21/16		Check not cashed, bank redeposited, requires re	20	12,079	Administrative	Pmt Refund
1/22/16		CO SOS Business Periodic Report (Annual)	- 10	19,674	Administrative	Debit Card On Line Payment
1/22/16		Regular Deposit	7,590	19,669	Annual Assessments	Check Deposit
1/22/16		Regular Deposit	15	19,684	Mt View Elec Capital Cred	Check Deposit
1/21/16		Daily Ledger Bal		19,684		
		Payments Made	(6,659)			
		Deposits Made	7,684			
		Balance	19,684			
Reserve						
12/3/15		Daily Ledger Bal		32,014		
		Payments Made	0			
		Deposits Made	-			
		Balance	32,014			

Accounts

To see an account's monthly statement, transaction history, or more details about the account, use an action from the "I want to..." column. Use the "Transfer" action to move funds between accounts. Click on a column title to sort information by account name, account number, or balance.

Checking					
Name	Owner	Account #	Balance	As Of	I want to...
Operating Budget	Wissler Ranch Hoa Inc.	<input type="text"/>	\$19,674.00	01/22/2016	
Reserve Fund	Wissler Ranch Hoa Inc.	<input type="text"/>	\$32,014.14	01/22/2016	
Checking Total			\$51,688.14		

Assets Total: \$51,688.14 — **Liabilities Total:** \$0.00 = **Grand Total:** \$51,688.14