

Wissler Ranch HOA Board Meeting Minutes

October 29, 2016

- **Call to Order:** The October board meeting was called to order at 1:11 PM at the Monument library.
- **Roll Call:** the following board members were in attendance:

Board Members:

President - Jim Keefe
Vice President – Sharla Davis
Eric Doremus
Deloris Kenerson

Other Officers:

Secretary – Sharla Davis
Treasurer - Kathleen McCormick

Committee Chairs:

Common Areas/Internet/Legal Affairs/Maintenance - Eric Doremus
Covenant Compliance – Deloris Kenerson
Covenant Revision – Barb Doremus,
Design Review – Wayne Gardner (absent)
Fire Wise – vacant (Jim Keefe, interim)
Neighborhood Watch – vacant (Jim Keefe, interim)
Website/IT – Kathleen McCormick
Welcome – Sandy Mauer (absent)

Other Attendees:

Homeowners – Hal Goldback, Susan Grant, Jack Windeler

- **Reports:**
 - Reading and Disposal of Minutes: The September minutes were reviewed and approved.
 - **Officer:**
 - President: Jim Keefe reviewed the election results. Homeowners elected four new board members and voted to put excess funds into the capital reserve account. Results are posted on the bulletin board and website.
 - Vice President: no report.
 - Treasurer: attached

- Committee:

- Bylaws and Covenants: no report.

- Covenant: no violations reported.

- Design Review: no report

- Entrance/Landscape/Maintenance/Common Areas: no report.

- FireWise: the annual The Colorado State Forest Service neighborhood forest health review occurred on October 24th. Infected trees are marked with orange tape and homeowners have until June 2017 to remove those trees. Pine beetles swarm in late June/early July and the trees must be removed prior to the swarming season to prevent spreading.

- Internet: Eric reported that he is waiting on the rebate from Comcast before the project is deemed "complete."

- Legal Affairs: no report.

- Neighborhood Watch: Jim reported that the committee has a new member, Bill Fischer. Thank you, Bill!

- Water: Sharla Davis & Kathleen McCormick attended the annual Great Divide Water Company (GDWC) shareholders meeting. Wissler Ranch is a shareholder and pays dues to GDWC. The dues are a line item in the WRHOA budget. Water meter reporting letters/instructions were mailed to all home/lot owners last week. Meter readings must be reported to the Water Chair NLT 5 Nov.

- Website: no report.

- Welcome: no report.

Old Business:

- None.

• **New Business:**

- The new board was seated:

President – Jim Keefe

Vice President – Hal Goldback

Other Board members- Sharla Davis, Barb Doremus, Wayne Gardner

- Other officers:

Secretary – Sharla Davis

Treasurer: Kathleen McCormick

- New Committee Chairs/Co-chairs:
 - Covenant Compliance – Barb Doremus, Deloris Kenerson
 - Covenant Review - Barb Doremus
 - Design Review – Wayne Gardner, Pete Popp
 - Firewise – Jack Windeler, Susan Grant
 - Infrastructure – Bill Fischer, Hal Goldback
 - Landscape/Common Area – Barb Doremus
 - Neighborhood Watch – Jim Keefe, Bill Fischer
 - Water – Sharla Davis
 - Website/IT – Kathleen McCormick
 - Welcome – Sandy Mauer

Thank you all for selflessly volunteering your time and talents on behalf of our community! Your service is greatly appreciated!

- Budget: a line-by-line item discussion of the proposed 2017 Wissler Ranch HOA budget occurred. The Board unanimously voted to increase annual dues by 10% to \$180 in order to help fund two major capital reserve projects: cistern replacement and common area entrance on Wavy Oak. The proposed budget, which will reflect the dues increase, will be mailed to all homeowners for their review. The budget ratification meeting/vote will be on 10 Dec, 1:15-1:45 at the Monument library.

- Future board meeting dates are as follows; all homeowners are invited and encouraged to attend:

- Nov: no meeting scheduled
- 10 Dec, 1:15-1:45 – Budget Ratification Vote;
1:45-3:00 – Regular Board Meeting (both will occur at the Monument Library)

- **Adjournment:** The meeting adjourned at 3:40 PM.

Wissler Ranch Homeowners Association Balance Sheet

	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	9,612	2,847	12,459		12,459
Cash Reserves			-	43,756	43,756
Assessments receivable	635	297	932		932
Excess Prior Year Operating Funds to Reserves					
Prepaid Expenses			-		-
Deposits			-		-
Total Assets	10,248	3,143	13,391	43,756	57,148
Liabilities					
Accounts payable	316		316		
Accrued Expenses	1,800	1,000	2,800		2,800
Prepaid Assessments			-	-	-
Income taxes payable			-	-	-
Income taxes payable	-	-	-	-	-
Total Liabilities	2,116	1,000	3,116		3,116
Fund Balance	8,132	2,143	10,275	43,756	54,032
Date	Ref/C	Description	Amount	Category	Memo
23-Sep-16		Mailing Annual Meeting	(217)	Administrative	ONLINE PMT TRI-LAKES PRINTI WEB CKF845032669POS
6-Oct-16		CPA Tax Preparation	(180)	Tax Preparation	ONLINE PMT SUSAN L O'NEILL
6-Oct-16		Lights, Mail Box Structure	(39)	Utilities	ELEC PYMT MOUNTAIN VIEW WEB 0056822102
6-Oct-16		Lights, Street	(245)	Utilities	ELEC PYMT MOUNTAIN VIEW WEB 0100668201
11-Oct-16		Mowing and Seeding Common Area	(344)	Common Area Maintenance	ONLINE PMT D & C LAND MAINT WEB CKF845032669POS
14-Oct-16		Legal, Carlsen, Lockridge NonPayment	(350)	Legal Fees	ONLINE PMT HINDMAN SANCHEZ WEB CKF845032669POS
19-Oct-16		Mailing, Annual Meeting 2016	(6)	Administrative	ONLINE PMT TRI-LAKES PRINTI WEB CKF845032669POS
20-Oct-16		Reimburse Certified Mailing Hofst	(6)	Administrative	ONLINE PMT
21-Oct-16		Reimburse Mtg Refreshments and Welcome	(63)	Administrative	ONLINE PMT
27-Oct-16		Weed Spraying Common Area	(1,575)	Common Area Maintenance	ONLINE PMT FALCON WEED CONT WEB CKF845032669POS
		Total Payments	(3,026)		
		Total		12,459	
Reserve					
27-Oct-16		Daily Ledger Bal		43,756	
		Total		43,756	

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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	Actions
Operating Budget	Wissler Ranch Hoa Inc.		\$12,459.11	10/27/2016	I want to ▼
Reserve Fund	Wissler Ranch Hoa Inc.		\$43,756.41	10/27/2016	I want to ▼
CHECKING TOTAL			\$56,215.52		

Assets Total:	-	Liabilities Total:	=	Grand Total:
\$56,215.52		\$0.00		\$56,215.52