

Wissler Ranch HOA Budget Ratification and Board Meetings Minutes

December 10, 2016

- **Call to Order:** The December budget ratification meeting was called to order at 10:21 AM at the Monument library.
 - Treasurer Kathleen McCormick discussed the proposed 2017 budget. There was one homeowner who objected to raising the dues.
 - The members voted to ratify the budget.
 - The ratification meeting adjourned at 10:30 AM.
- **Call to Order:** The December board meeting was called to order at 10:30 AM at the Monument library. There was no November meeting.
- **Roll Call:** the following board members were in attendance:

Board Members:

President - Jim Keefe
Vice President – Sharla Davis
Wayne Gardner
Hal Goldback

Other Officers:

Secretary – Sharla Davis
Treasurer - Kathleen McCormick

Committee Chairs:

Covenant Compliance – Sharla Davis
Covenant Revision – vacant
Design Review – Wayne Gardner
Fire Wise – Jack Windeler
Infrastructure – Hal Goldback
Neighborhood Watch – vacant (Jim Keefe, interim)
Water – Sharla Davis
Website/IT – Kathleen McCormick
Welcome – Sandy Maurer

Other Attendees:

Homeowners – Royal Koepsell

- **Reports:**

- Reading and Disposal of Minutes: The October minutes were reviewed and approved.

- Officer:

- President: Jim Keefe received a resignation letter from Barb Doremus. She had to vacate her board position due to extenuating circumstances. Jim expressed his appreciation for all her efforts on behalf of the community and stated that the vacancy needed to be filled. Royal Koepsell graciously volunteered his services and the board unanimously voted to appoint him for the remainder of Barb's term.

- Vice President: no report.

- Treasurer: Kathleen reported that the HOA is in good financial standing. There is one property that owes two years of back dues; insurance premiums and Great Divide Water Company dues will be paid this month as well as the electric bill. There will be no capital reserve expenditures through the end of the year.

- Committee:

- Bylaws and Covenants: the covenants review and rewrite are on hold pending a volunteer(s) to complete the process. Please contact Jim Keefe if you are interested in serving for a brief time.

- Covenant Compliance: Sharla stated that one violation was reported. There was also discussion on speeding in the neighborhood. Numerous concerns have been expressed over individuals exceeding the posted 30 mph limit and running stop signs. Please be advised that traffic laws apply throughout the community. The El Paso County Sheriff's Office has been notified. Deputies will routinely patrol the area and cite anyone speeding or failing to stop at posted intersection signs.

- Design Review: Wayne will conduct a final inspection on installed playground equipment. The DRC is also actively researching options to address parking lot entrance erosion.

- Firewise: Jack reported that he has three new committee members: Debbie Bullock, Susan Grant, and Lynn Mattie. Thank you all for volunteering! Your service is greatly appreciated!

- Infrastructure: Hal and the committee have been fact-finding on cistern replacements and are working with the Tri Lakes Fire Department.

- Water: See "New Business."

- Website: Kathleen is researching *Buddy Press* to improve our website's functionality.

- Welcome: no report.

- Old Business:

- None.

- New Business:

- The Water Committee report was reviewed and discussed. Homeowners are reminded per CO Division of Water Resources and CO Water Court Decree that the water usage allotment is 122,194 gallons per household per year and that meter readings are due NLT November 5th of each year. Sharla reported that there were ten homeowners who were over their state mandated annual usage allotment and nine who were late reporting their meter readings. The board determined that these are covenant violations and letters will be sent.

- Future board meeting dates and locations are posted on the mail kiosk bulletin board.

- **Adjournment:** The meeting adjourned at 12:38.