

Wissler Ranch HOA Board Meeting Minutes

August 13, 2016

- **Call to Order:** The August board meeting was called to order at 10:22 AM at the Monument library.
- **Roll Call:** the following board members were in attendance:

Board Members:

President - Jim Keefe
Vice President – Sharla Davis
Deloris Kennerson
Eric Doremus
Wayne Gardener

Other Officers:

Treasurer - Kathleen McCormick
Secretary – Sharla Davis

Committee Chairs:

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

Other Attendees:

Homeowners - Ken & Terry Powers; Jack Windeler

- **Reports:**
 - Reading and Disposal of Minutes: The July minutes were reviewed and approved.
 - **Officer:**
 - President: Jim welcomed the three homeowner attendees and thanked them for their attendance. There was much discussion on the new RV rule that went into effect on July 9, 2016. The annual homeowners' meeting will be on October 15, 2016, at the Tri-Lakes United Methodist Church (TLUMC); sign-in/proxy recording will be from 9:30-9:50, meeting will start at 10:00.
 - Treasurer's report: attached.

- Committee:

- Bylaws and Covenants: The committee completed their review and finalized their proposed changes. The next step is to have the committee's recommended changes sent to the lawyer for review.

- Covenant: There was discussion on vehicle parking within the community. All vehicles must be parked on approved, noncombustible surfaces. Any questions/concerns should be addressed to the Design Review Committee. Vehicles that were perceived to be in noncompliance have been moved. No other noncompliance concerns have been submitted.

- Design Review: Wayne reported that a new home will be built on Roaming. He also submitted a copy of a letter sent to the builder and discussed the level of detail that the DRC is involved in when approving home designs, etc. The DRC is committed to ensuring all requests meet established guidelines.

- Legal Affairs: no report.

- Entrance/Landscape/Maintenance/Common Areas: within two weeks the entrances will be painted; the ball field will be mowed and reseeded, final mow will be in September; Eric will personally take care of spraying the bad spots of weeds on the trail (thank you!); resurfacing of the path and parking lot is planned for next year as is maintenance of the cisterns, mailbox kiosk, playground equipment, ball field fence, and picnic tables.

- Internet: conduit is complete; contractor is still on schedule to be done by the end of the month.

- Website: no report.

- FireWise: Reminder - Wissler Ranch is on its way to qualifying as a "FireWise" community 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. Homeowners, please email Jim the time spent on your yard; he has the forms to send to the Forestry Department that document Wissler Ranch efforts.

- Neighborhood Watch: Jim thanked the homeowners who participated in our National Night Out on August 2nd in the common area. Approximately 30 homeowners attended as well as Sheriff and Fire Department officials.

- Welcome: no report.

New Business:

- Administrative details about the annual meeting of the members as well as the proposed agenda were discussed. Announcement letters will be mailed NLT September 15th.

- Jack Windeler reported that the Colorado State Forest Service neighborhood forest health review will be on October 24th from 9:00-3:30. Backup date is October 25th. As a reminder, as part of the review, the foresters will be transiting lots in the neighborhood. If a homeowner would prefer the foresters not transit their property, please contact Jack.

- Jack also thanked Eric for his time and efforts on all of the projects for our community. Thank you, Eric!

• **Old Business:**

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

- 17 Sep, 1:00-3:00, Monument library
- 22 Oct, TBD

- **Adjournment:** The meeting adjourned at 12:10 PM

Accounts

Checking				
Name	Owner	Account #	Balance	As Of
Operating Budget	Wissler Ranch Hoa Inc.	[REDACTED]	\$16,876.66	08/12/2016
Reserve Fund	Wissler Ranch Hoa Inc.	[REDACTED]	\$43,756.41	08/11/2016
CHECKING TOTAL			\$60,633.07	

Assets Total: \$60,633.07	-	Liabilities Total: \$0.00	=	Grand Total: \$60,633.07
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Wissler Ranch Homeowners Association Balance Sheet					
	Operating Fund	Firewise Fund	Total Operating Fund	Capital Reserve Fund	Total
Assets					
Cash Operating	12,638	2,847	15,485		15,485
Cash Reserves			-	43,756	43,756
Assessments receivable	281	297	578		578
Excess Prior Year Operating Funds to Reserves					
Prepaid Expenses			-		-
Deposits			-		-
Total Assets	12,919	3,143	16,063	43,756	59,819
Liabilities					
Accounts payable			-		-
Accrued Expenses			-		-
Prepaid Assessments			-	-	-
Income taxes payable			-	-	-
Income taxes payable	-	-	-	-	-
Total Liabilities	-	-	-	-	-
Fund Balance	12,919	3,143	16,063	43,756	59,819

Date	Ref/Check	Description	Amount	Balance	Category	Memo
Operating						
18-Aug-16		Reimbursement Certified Mailing Hannaly Powers	(13)	16,864	Covenant Compliance	Online Pmt Web Ckf845032669Pos
18-Aug-16		Reimbursement RV Rule Filing	(31)	16,833	Administrative	Online Pmt Ckf845032669Pos
29-Aug-16		Entrance Painting Supplies	(518)	16,315	Common Area Maintenance	Online Pmt Web Ckf845032669Pos
30-Aug-16		Legal Fees Calsen	(50)	16,265	Legal Fees	Online Pmt Hindman Sanchez Web Ckf845032669Pos
8-Sep-16		Lights, Mail Box Structure	(38)	16,227	Utilities	Elec Pymt Mountain View Web 0056822102
8-Sep-16		Lights, Street	(245)	15,982	Utilities	Elec Pymt Mountain View Web 0100668201
9-Sep-16		Mowing, Common Area	(350)	15,632	Common Area Maintenance	Online Pmt D & C Land Maint Web Ckf845032669Pos
13-Sep-16		Legal Advice	(147)	15,485	Covenant Compliance	Online Pmt Hindman Sanchez Web Ckf845032669Pos
		Total Payments		(1,392)		
		Total		15,485		
Reserve						
12-Aug-16		Daily Ledger Bal		43,756		
		Total		43,756		