**Wissler Ranch HOA Board Meeting Minutes**

**May 14, 2016**

* **Call to Order**: The May board meeting was called to order at 10:25 AM at the Monument library.
* **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)

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

* **Reading and Disposal of Minutes:**

**-** Copies of the Board minutes will be posted on the mail kiosk bulletin board and the Wissler Ranch website.

* **Reports**:

**-** President: Jim attended the “FireWise” event at Tri Lakes United Methodist Church on May 7th. He reported that it was very well done and 4 hours of “qualification” time counted toward our community FireWise designation.

- Treasurer’s report: Two of the three homeowners who owed HOA dues have paid; effective immediately, the remaining homeowner’s HOA voting rights have been rescinded and the lawyer has been contacted.

- 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.

- Covenant: Deloris reported that the fence issue still has not been resolved and the homeowners are being assessed noncompliance fees. With regard to RVs, policy and procedure notification letters have been drafted and will be sent to all homeowners once they are finalized. Prior to finalization, the topic will be an agenda item at next month’s board meeting. All homeowners are invited and encouraged to attend.

- Eric reported “no report” for Legal Affairs;

Entrance/Landscape/Maintenance/Common Areas: emergent spray has been accomplished; three common area mows are planned for the first weeks of June, July, and August; two bids are in and another quote is needed for trail erosion control/gravel enhancement, fence painting, and well cover replacement.

Internet: Boring for conduit will occur every Saturday until done; new customer packets will be delivered in the near future; Comcast POC for our neighborhood is “Darren”; scheduled project completion is the end of June.

- Website: Kathleen reported that she has done a lot of website improving, streamlining, etc., and continues to search for applets that will enhance the site as well. The website will be the primary means of community communication.

**-** FireWise: see President’s report.

- Neighborhood Watch: Jim reported that National Night Out is August 2d and he has coordinated with the Sheriff and Fire Departments for their attendance.

* **New Business:**

**-** Jim reported that Governor Hickenlooper signed a bill into law that approved rainwater collection. The new law allows residents “to collect and store up to 110 gallons of rainwater as long as you put it back in the ground on your property.”

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

- July 9th, 10:15-12:00, Monument Library;

- Aug 13th, 10:15-12:00, Monument Library;

- Sep 17th, 1:00-3:00, Monument Library

* **Adjournment**: The meeting adjourned at 11:30.

Treasurers Report





