

Wissler Ranch Homeowner Review Schedule

Proposed Draft Covenants Revision

October 13, 2017

PHASE 1 Draft Covenants Revision #1	
date (tentative)	item
7/22/17	WR HOA Board meeting -Committee presents Rev #1 (dated June 14, 2017) to Board for Approval - Board Accepts Revision #1 and Review Process
8/18/17	Cover letter and Summary for Rev. #1 sent to Printers (Homeowner email comments due Oct. 6, 2017)
8/18/17	Revision #1 posted on WR webpage (cover letter, summary, Rev #1, 3-column comparison, Schedule)
8/26/17	email Cover letter to Homeowners
9/16/2017	Homeowner/Board/Committee Q & A session (location - Library noon - 2:45)
10/6/17	Homeowner Comments due via email or mail
10/10/17	Board/Committee Special meeting - review comments and make changes to Rev. #1 as necessary (location- Library 3:00 - 4:30)
10/28/17	Board/Committee Special meeting - review comments and make changes to Rev. #1 as necessary - prepare summary of homeowner comments (no names) with Board decision (Location - Serranos Coffee, Monument 1:00 - 2:30)
PHASE 2 Draft Covenants Revision #2	
date (tentative)	item
11/4/17	WR Special Board meeting - Committee presents Rev #2 to Board for Approval - Board Accepts Rev #2 (changes from Rev 1 to 2 highlighted) (location - Library noon - 1:00)
11/6/17	- Revision #2 posted on WR webpage (cover letter, summary, Rev #2, 3-column comparison, Schedule, summary of homeowner comments with Board decision) - homeowner email review comments due Dec. 12, 2017 -postcard information sent to Printers for mailing (include brief information for Homeowners)
11/7/17	notify Homeowners by email that updated Rev #2 has been posted Homeowner email comments due Dec. 12, 2017
12/12/17	Homeowner Comments due via email or mail
TBD 1/20/18 ??	1st Homeowner meeting at location? (at church?) to discuss comments to Rev #2
TBD 1/23/18 ??	2nd Homeowner meeting at location? (at church?) to discuss comments to Rev #2
TBD	Board/Committee Special meeting - consider all comments and make changes to Rev #2
TBD	HOA attorney review of entire document with proposed changes

PHASE 3 Proposed Final Covenants Revision	
date (tentative)	item
TBD	WR Board Meeting -Committee presents Proposed Final Rev to Board for Approval -Board Accepts Proposed Final Rev
TBD	Post Proposed Final Rev and Summary to WR website (Final Rev will not have markups shown) (perhaps still provide 3-column comparison)
TBD	notify Homeowners by email that updated Proposed Final Rev has been posted, and ballots will be arriving from the HOA attorney
TBD	HOA attorney sends ballots to Homeowners votes due back (date to be determined)
TBD	HOA attorney tabulates and returns vote total. If Final Rev is approved, HOA Attorney starts First Mortgagee Process
TBD	WR Annual HOA meeting Jim announce results of votes
PHASE 4 First Mortgagee Acceptance Process	
date (tentative)	item
TBD	WR HOA attorney start gathering First Mortgagee information.
TBD	WR attorney mail notices/summary to First Mortgagee. 60 day review period required
TBD	WR attorney notifies WR president of results. If approved, WR Board files Revised Declaration with County.