

WR February 22, 2018 Special Meeting Minutes

Purpose: The Covenants Revision Committee will present to the WR Board of Directors the Draft Proposed Final Amended and Restated Declaration of Covenants, Conditions, and Restrictions dated February 22, 2018, which will then be submitted to all WR owners for a vote via mail. Two sections (4.25 and 8.6) of the above referenced document will also be discussed. Administrative items related to the distribution of all the documents will be discussed.

February 22, 2018

Attendees:

Board Members: Jim Keefe, Hal Goldback, Sharla Davis, Royal Koepsell

Committee Members: Barbara Doremus, Sandy Maurer, (Sharla Davis)

Homeowners: Kathleen McCormick

Location: Serranos Coffee

Meeting Time: called to order at 4:08p.m.; adjournment at 4:55p.m.

Discussion:

1. Section 4.25 Sewage.

The Design Review Committee requested a few minor changes to the already approved changes on January 24, 2018 Special meeting. The new proposed changes (underlined) are shown below from the proposed Final document with no markups:

Each Lot Owner or designated Contractor is responsible for design, approval, construction and maintenance of individual septic systems, either a new or a replacement system. Prior to any soil testing, a preliminary site plan locating the home, water well, proposed septic tank/filter field, property lines, County utility setback lines, and Wissler Ranch setback lines should be submitted to the DRC for review. The location of each previously referenced element should also be located on the ground for inspection by the DRC. The process for locating such elements on the ground and preparing a preliminary site plan does not require a formal survey. This process can be done by using a 100 foot tape to locate all corners of the various elements with wood or metal stakes. Design of septic system must be in accordance with El Paso County standard engineering practices and must be designed by a professional engineer. The final site plan, locating the living unit, the well and the septic shall be prepared by a professional draftsman or architect, and submitted to the Design Review Committee for approval prior to construction. A copy of the septic system design should be submitted with final site plan. Some Lots may require evapotranspiration or other septic system which require additional care be taken with placement of the system, and additional site work, to included restoration of the original site if system needs to be relocated.

2/22/18 Board - The Board approves the above proposed changes, except the wording "or designated Contractor" in the first sentence will be deleted.

ACTION: Item closed. Change wording as described

2. Section 8.6 Amendment.

A Board member requested this section be discussed and voted on again, since a non-vote occurred at the January 28, 2018 Special meeting. The issue is whether the first mortgagees should be removed from the amendment approval requirement. The phrase in question is "and sixty-seven (67%) of the First Mortgagees of the Lots (based upon one vote for each mortgagee)".

2/22/18 Board - The attendees discussed Section 8.6. As noted, only four Board members are present at this meeting. The Board voted 2 to 2. Therefore, the original Board vote on Revision 1 on October 28, 2017 remains (keep the First Mortgagees requirement, as shown in the original Covenants document dated May 19, 1996). Section 8.6 wording shall remain as proposed in the proposed draft Final. The Board agreed to this conclusion. For reference, all five Board members were present at the October 28, 2017 Special Board meeting.

ACTION: item closed. No changes.

3. Presentation of documents for Board approval:

The following documents were Board approved (4 to 0 vote) with the following motion "to propose and formally adopt the document to be submitted, but action approval occurs by mail". The proposed Final draft document will now be voted on by the Wissler Ranch Lot/Homeowners via mail-in ballot.

- Amended and Restated CC&Rs (no markups shown) dated Feb. 22, 2018 (incorporating the approved changes to Section 4.25 and a "draft" watermark).
- Other formats of the above document (with all markups shown, and three-column comparison)
- Summary of changes (draft dated Feb. 14, 2018, wording changes as necessary for sections 4.25 and 8.6)
- Transmittal letter (draft dated Feb. 18, 2018, with Official voting ballot form removed from WR website)
- Special meeting minutes of January 24 & 28, 2018

4. Mailing/Posting/Website:

The following list shows how each document will be distributed or posted for WR Lot/Homeowners:

- Transmittal letter: mail, WR website, WR mail bulletin board (bb), WR mass email.
- Summary: mail, WR website, bb
- Proposed Draft Final Amended and Restated CC&Rs dated Feb. 22, 2018 (no markups shown): mail, WR website.
- Proposed Draft Final Amended and Restated CC&Rs dated Feb. 22, 2018 (all markups shown): WR website
- 3 column comparison of CC&Rs (all markups shown): WR website
- Special meeting minutes for January 24 & 28, 2018, and February 22, 2018: WR website.
- Mail-in Ballot (on colored paper with random numbers assigned): mail.
- Postage paid return envelope (to HOA attorney's office - managing voting process): mail.
- Poster: WR mail room

5. Schedule:

The total WR Lot/homeowner voting process will last 60 days. Lot/homeowners will be given a 30-day voting period deadline date. As required for an Amendment change, 67% of Owners must approve. If the number of votes submitted by the 30-day due date is not adequate to determine if the proposed document is approved or disapproved, the Covenants Revision Committee will canvass the neighborhood to remind the non-responding owners to provide their vote.

The following dates are preliminary: (The actual dates may change slightly)

- documents mailed to Lot/Homeowners - March 12, 2018
- Lot/homeowner mail-in due date - April 13, 2018
- voting period ends May 11, 2018