

**Wissler Ranch Lot/Homeowner Review Schedule
Proposed Draft Covenants Revision**

February 22, 2018

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
11/11/17	WR Board meeting - Committee presents Rev #2 to Board for Approval - Board Accepts Rev #2 (changes from Rev 1 to 2 highlighted) (location - Library 2:30 - 5:00)
11/22/17	- Revision #2 posted on WR webpage (cover letter, summary, Rev #2, 3-column comparison, Schedule, summary of Rev #1 Lot/homeowner comments with Board decision) -Lot/homeowner email review comments on Rev 2 due Jan 10, 2018
11/28/17	-postcard information sent to Printers for mailing (include brief information for Lot/Homeowners)
11/26/17	notify Lot/Homeowners by email that updated Rev #2 has been posted. Post cover letter and summary on bb. Lot/Homeowner email comments due Jan 10, 2018
1/10/18	Lot/Homeowner Comments due via email or mail
1/24/18	1st Lot/Homeowner Special meeting to discuss comments to Rev #2 to the Board and Committee. Board approve changes as necessary. (location - Monument Library 3:30-5:30 p.m.)
1/28/18	2nd Lot/Homeowner Special meeting to discuss comments to Rev #2 to the Board and Committee. Board approve changes as necessary. (location - Monument Library 2:00-4:00 p.m.) - prepare summary of Rev #2 Lot/homeowner comments (no names) with Board decision

PHASE 3 Proposed Final Covenants Revision	
date (tentative)	item
1/31/18	HOA attorney review of Pre-Final documents with proposed changes.
2/22/18	WR Special Board Meeting -Committee presents Proposed Final Rev documents to Board for Approval -Board Accepts Proposed Final Rev (Location - Serranos Coffee, Monument 4:00-5:00)
3/7/18	Post Proposed Final Rev documents to WR website - (cover letter, summary, Proposed Final with revisions shown, Proposed Final in final format- no markups, 3-column comparison)
3/9/18	Mail transmittal letter, proposed revision summary, and proposed draft Final doc to Lot/Homeowners. Ballots and stamped return envelopes enclosed
3/14/18	notify Lot/Homeowners by email that updated Proposed Final Rev has been posted.
4/10/18	votes due APRIL 10, 2018
TBD	HOA attorney tabulates and reports vote total. If Final Rev is approved, HOA Attorney starts First Mortgagee Process
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.