

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

February 11, 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 p.m.)
TBD	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)
TBD	notify Lot/Homeowners by email that updated Proposed Final Rev has been posted, and ballots will be arriving
TBD	Mail cover letter and summary of Final doc to Lot/Homeowners. Ballots and stamped return envelopes enclosed
TBD	votes due back (date to be determined)
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.