

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

December 31, 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
11/11/17	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
TBD	WR Special Board meeting - Committee presents Pre-Final documents to Board for Approval to submit to HOA attorney for review. - (cover letter, summary, Pre-Final with revisions shown, Pre-Final in final format, 3-column comparison) (location?? Time??)
TBD	HOA attorney review of Pre-Final documents with proposed changes.
TBD	Board/Committee Special meeting - review HOA attorney comment and determine how to incorporate into Final doc. - request HOA attorney help prepare "ballots"
TBD	WR Special 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) notify Lot/Homeowners by email that updated Proposed Final Rev has been posted, and ballots will be arriving from the HOA attorney
TBD	Mail cover letter and summary of Final doc to Lot/Homeowners
TBD	HOA attorney sends ballots to Lot/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
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.