

HOA Board of Directors Meeting, October 17, 2021

Southwestern Hwy. 115 Fire Protection District – Robert E. Weller Fire Station

Pinons of Turkey Canon Ranch (PTCR)

Cindy Ragan, HOA President, began the meeting at 6:32pm.

Board members In attendance were Cindy Ragan, Bill Lana, Lisa Pecoraro, Randy Shonk, Dan Harrell and Pam Waisanen. Non-Board member attending were Bill Sheeves and Dan Clem.

Budget: We need to create a budget to be approved at the winter HOA meeting. Regarding propane, future leak tests will be less expensive as the tubes are already in the ground and utility locations are complete. Cindy discussed with Ben Makikinje (who cuts our common area grass) concerns about mowing over the tubes. Randy will discuss with Ben further to ensure cutting blades are set at least 4.5 inches above ground level.

If Glaser begins collecting the \$10/month propane maintenance fees, the money will be sent to the HOA for storage in a separate account to be used only for propane system maintenance. It was suggested that a “policy statement” might be appropriate in order for the board to approve concerning the use of these funds.

Two houses were identified with steel pipes that did not have cathodic protection. The cost to protect would require calculations and plans and is currently unknown.

Questions: Is the HOA responsible for propane lines without locator wires? How much responsibility does the HOA have to ensure building codes are met? Electric, propane, water, building, etc.

We currently do not have M&M Cathodics’ official receipt so we don’t know exactly which homes have the steel pipes and/or no tracer wire.

Cindy has a meeting with an “HOA Attouorney” on Tuesday and will raise some of these questions. She will also ask about the sale of a home with a color that does not meet covenant restrictions: Is the buyer protected by a previous architectural control committee approval or can it be required to be changed? The board agreed that the color of XXXXXXXXXXXXXXXX does not meet the standards in the covenants. The ACC will not approve that color again for wither this home or any other. Seeking uther directions from an attorney mentioned above.