

## WINTER HOA MEETING 12/8/2024

Roll call was taken and verified a quorum was present and include assigned proxy's; we had 27 lots represented, which included 7 proxies.

Clark called meeting to order.

Reading of summer meeting minutes, Tyrone Steen and Bill Hull as the motion and second to waive the reading of the previous meeting minutes and note that they are posted on the website. Motion carried unanimously.

Current PTCR HOA Officers present: Introduction to community. Dan Harrell is absent so Mark Norman will review budget later.

Clark Gaddie – Pres

Mark Norman -VP

Pam Sheldon – Secretary

Dan Harrell - Treasurer

Paul Ragan – Member at Large

Maridell Kole – Member at Large

Reports of Committees

### **Covenants Control, Pam Sheldon**

At this time, we have one Covenant Violation that we are currently working on with the assistance of legal counsel.

No other issues at this time.

### **ACC – Mark Norman**

Members are Mark Norman as Chair, Clark Gaddie and Mike Seery as supporting members

Mark took over as ACC chair from Lisa Pecoraro on 8/28/2024 and has been working through the following items that have been submitted to the ACC.

Current ACC – Action Items since Summer 2024 meeting:

- Lot# 14 Construction
  - Propane Connection Coordination w/ Glaser and Homeowner – in progress and hopes to get this closed as soon as possible, now that the PDS system vote is behind us.
- Lot# 57 New Home Construction – in Progress
- Weller Fire Station Painting – Closed
- Lot #33 Detached Garage – Needs to get closed out with ACC and PPRBD

Please, remember to submit all work to the ACC through email or you may call lead, Mark Norman for guidance. Emphasis, if you are doing any type of construction, including major grading, please make sure you are familiar with the covenants and requirements per the HOA related documents posted online. If you are not changing the color and just doing maintenance, you do not need approval, however, we suggest you let the ACC know in advance. Call if in doubt, we are happy to assist. All ACC submissions require approval, prior to proceeding with work. If you do not get required approval by the current or previous ACC and non-compliance is determined, action will need to be taken. Construction is not finalized until ACC gives final approval and email confirmation.

#### **Common Area – Paul Ragan**

Lights at the main entrance are out. Batteries and replacements have been stolen several times and to replace them is very pricey. We are putting that on hold for the time being. Cost is \$400-500 to replace. The solar panels are appealing to thieves and they continue to be taken. There are old solar panels currently there do not work and we will look into getting them removed to make it easier for mowing and other maintenance.

Common mailbox area, we had an unknown male trying a key in multiple mailboxes. Please stay vigilant and report anything suspicious.

Terry Sarver was taking care of the security cameras in the community. The cameras are not working at this time. He will try to revamp system and get it back up and running at a reasonable cost as they were getting pricey to replace batteries. If we can come up with a solar plan or internet/cell system, we will get security back on track.

#### **Propane Committee Chair – Clark Gaddie/Cindy Ragan**

Propane went through audit October 29 and we are in full compliance. A few minor items to finish before end of year. Those will be done in a timely manner.

We are continuing to look into the testing going from every year to 2-5 years. Our survey results have been good with no major issues.

Mark Norman, water district regularly has to pay to dispose of spent resin. It can be expensive to get rid of it, and water treatment vessel resin is changed 3-4 times a year. This treatment system is referred to as an Anion Exchange system where the resin treats our communities water; this system was professionally engineered and new approximately 10-15 years ago as confirmed by Jim Potts. Testing samples are sent in to a testing lab by Ellen (system operator) for uranium; most all water wells have some level of uranium. Disposal cost of spent resin is

several thousands of dollars annually. Jim Potts (Secretary and Treasurer of Water District) stated that he received a current quote of \$98,000 for current resin barrel surplus disposal, and confirmed last disposal was about \$26,000.00 for about 2-3 years of spent resin surplus disposal.

Water system expenses are paid for by property taxes and property taxes pay for the upkeep of water; we pay our monthly usage through monthly billing. The propane upkeep is paid for by through the HOA community dues, we are not a public utility as the water is, therefore, we supplement that upkeep as needed through HOA dues.

The Colorado Department of Regulatory Agency (DORA) did an regulatory audit several years ago, as they did for all of approximately 8 similar systems in Colorado. At that time, our community was unaware of compliance requirements and found to be out of compliance. We had to pay a fine of \$5,000 for not being in compliance, which we are now in compliance. Cindy Ragan and Clark Gaddie chimed in as needed to answer and clarify related questions. This was \$1,000 initially and the \$4,000 for 2024 to close out the fine by DORA. To clarify, DORA simply enforces Federal requirement guidelines related to leak detection surveys. The related impact to our annual budget has now decreased as we have no further fines due and we have been in complete compliance with our leak detection surveys since; dues will continue as they currently are, with no increase.

Please refer to past minutes on the website for full details. [www.thepinonshoa.com](http://www.thepinonshoa.com)

There have been emails going around by non-HOA Board members in regards to State inspection fees, however, we do not pay the State Fees. We pay the contractor for inspections and those have been included in our dues.

Terry Sarver has a system he agreed to with M&M to put the Gorilla tape over the holes along with a spray to keep driveway from cracking as water can get into it. The contractor is willing to work with each owner if they need something similar.

Multiple bids went out and M&M was overwhelmingly the best deal for this type of work.

We are the poster child for the State and were the first to come into compliance and not have any issues during the audits and we work well with the state. In fact, they were willing to do an online review of inspection instead of being here in person. A thank you went out to Cindy Ragan for her hard work and due diligence.

How long can the resin barrels be stored, Jim Potts stated there is no limit. 2-3 years of resin used to cost \$26,000. Price went up and they are looking into it.

We would like to recommend folks to stay involved with water board as there has never been an election according to Steve Firks and his conversation with Ellen at a recent Water Board meeting. These upcoming positions have not been posted on our website, not posted at the common areas and not sent out in an email. Marc Moehlman suggested that the water district has everyone's email address for billing, and it would be nice if they could send out an email notice for nominations in addition to posting in the newspaper. The HOA be sending out an email to notify the community of the related nominations and election. They are typically at the

beginning of May. We are all the same community (HOA and Water Board) and should be fully transparent and act as a fiduciary for this community of 58 homes/lots.

Jim Potts reported that currently a pump is out. It has been in for repair for the last month, they just got it back and it does not work. He is working with the pump repair company to resolve this issue. If the 2<sup>nd</sup> pump goes out, we will only have water for one week.

We have 2 wells and 2 pumps but down to 1 pump at this time. Water system typically only use one well and that well has a substantial amount of water for supply.

### **Unfinished Business**

Clark is addressing question in regard to covenants issues. Attorney wanted \$6,700.00 for changes. Altitude law discussion stated \$475 to be up to date with the State. We have to go by the states rules/regulations/fines etc. the State has changed those fines and rules. We are now current and up to full compliance.

A ballot vote went out on November 12<sup>th</sup>; results will be emailed to the community.

We were looking for “desire” for covenant change. It takes 67% in favor of change, then we agreed that we would move forward with the covenant change, vote etc.

Out of the 50 votes we had 34 68% in favor of keeping the current system and 16 32% in favor of change. If actual covenant change sent out the 8 lots that did not respond would count as a no change, in favor of keeping the system.

5 Board members, 2 members of neighborhood did individual tallies. These results will be explained in detail in a community email. The volunteers were Tye Steen and Mike Yugovich.

Switching propane system is no longer a consideration. The HOA did its due diligence and the community has spoken.

A comment was said by one of the 2 volunteers that they felt that it should have included that the dues from \$360 – 900 covers propane. This information has been discussed in great detail as it has been a subject of interest. We did not feel including it was necessary.

Additional insurance will now be a liability cost through water system board and the HOA and we have to pay \$1061. We are investigating this as we are going to carry insurance on the tank and it should not be covered twice. No increase in HOA dues are necessary.

Member stated that when you move here, you all agree to current covenants and you sign an agreement to abide by them and you should.

Member, can members look at the way their tally was counted and can they see them? Mark Norman said yes, they have the opportunity to come up and view their individual results but the rest of the community names and lots is confidential.

### **New Business**

Budget is going to be reviewed. Clark, the current budget is not going up, HOA dues are not changing. 2025 budget has decreased by about \$1000 from the 2024 budget.

DORA fine for 2024 need not be paid any longer. So the 2025 budget will be less. Moved some of the funds to legal fees that are expected.

Please refer to [thepinonshoa.com](http://thepinonshoa.com) for detailed budget information.

Covenant violation is costing attorney fees being fronted by the HOA but the violator will be held responsible to repay these funds that we as a community have to pay up front. We could also put a lean on the individual homeowners. Funds will eventually come back to the HOA account. We can cure/close the lien after the suit violation is closed.

We have been reading deeper into the Covenants language that we ever care to but, we do this so that the community can remain compliant, and the members get to enjoy a beautiful neighborhood and home values do not go down.

Road cost is in perpetuity, \$60 per homeowner towards that fee. Cindy mentioned that we need to raise the 2025 budget by \$60. Will discuss with Dan Harrell our Treasurer.

We now have 53 homes once the current build is complete.

To get rid of slash, (dead limbs) you can take that to Rocky Top for \$10 on Saturdays.

Motion made to accept budget presented and as amended by Mark Norman, motion by Candi Gaddie and Mark Moehlman 2<sup>nd</sup>.

All in favor... All hands up, any opposed? None opposed. Budget for the 2025 HOA Pinons of Turkey Canon Ranch is approved.

Question on how much we have in bank by Steve Firks, we will check in with Dan Harrell.

We want to mention that the Water Board meeting is every 3<sup>rd</sup> Wednesday of the month, it is posted on a permanent sign at the mailboxes. We advise all to take an interest in these meetings. Again, election coming up and we will notify community and so should the Water Board.

The sale back of propane system from the Water District language is being drawn up by our attorney. Sale will be signed shortly, hopefully by the end of the year if all goes well.

Note: There is a dog missing, please look out for missing dog. White Symoyed named Gram.

Keep in mind when on BLM be aware to relock and do not over lock the other parts of chain so that we don't accidentally lock all of us out.

Adjournment:

Motion to adjourn made by Dan Clem, Mark Moehlman, all in favor. Yes. All agreed.

Meeting adjourned at 5:31pm.

Secretary,

Pamela Sheldon