

Pinons of Turkey Canon Ranch HOA Winter Meeting

5 December 2021

The meeting was called to order at 6:02pm

Participants were welcomed by Cindy Ragan, HOA President and introductions of all present were made.

14 lot owners were present and proxies were received from three residents, achieving a voting quorum.

Dan Clem was nominated to be a member of the HOA board for a 3-year term. His nomination was unanimously passed by the members.

Cindy announced that Chris Burnet of the neighboring Turkey Canon Ranch HOA had passed away unexpectedly on Nov. 5, 2021. A memorial service will be held on June 11, 2022.

The issue of dogs in the neighborhood was raised. Residents are reminded to keep dogs under control and pick up after them.

Three bank accounts have been opened at ENT Federal Credit Union and the two accounts at Rocky Mountain National Bank have been closed. All HOA finances will now go through ENT. A savings and a checking account for day-to-day HOA business and 1 separate checking account for propane maintenance, training and regulatory needs. Glaser Energy Group (Propane distributor) will collect \$10 per month per residence and transfer monthly funds collected to the HOA. As funding is needed, the new propane checking account will be used.

The paint color of the house at 4390 Tierra Rojo Dr. was discussed. The new "cream" color violates the neighborhood covenants, in that it is not an earthtone, nor does it blend in with the surroundings. The Architectural Control Committee approved the new color in error, so the HOA cannot request that the house be re-painted. However, the ACC will not approve the same color again for that particular house or any other house in the neighborhood.

Small liquor bottles have been noticed being tossed on the sides of the roads. Residents are asked to note the license plates of any vehicle observed tossing trash in the neighborhood and report the offender.

Parts of the solar panels at the entrances have been stolen. The HOA will replace this time, but constant replacement cannot continue. Randy Shonk (Common Areas Committee chair) has filed a police report. A suggestion was made by Steve Firks that we could look into running trenches for wiring up to the mailbox areas, so that the solar panels could be maintained under the cameras.

Common Areas Committee: Currently taking lowest cost options to fix the solar-powered lights at entrances (approximately \$500). The question was raised if we can run electricity to the lights. Randy is seeking bids, but there are many factors to consider including the upcoming expansion of Highway 115. Randy will investigate to see if the county can add street lights at the entrances during construction but stressed that getting an answer will take time. Bill Sheeves stated that in the past solar had been determined to be the most cost effective option. We will explore all options.

Covenants Committee: No one has raised any issues. A suggestion was made to look in to creating a policy letter for removing the subjectivity of house colors. Would a list make the neighborhood look too “boring?” The policy could further define “earth tones.”

Question: Do the gas “sniffer tubes” recently installed need to be cut off? Randy has talked to Ben (mowing) about raising the cutting deck to 4.5 inches so they are not cut off by mowing, but some tubes appear to be more than 4.5 inches. We will revisit this issue in the spring when mowing resumes. Residents are asked to please not remove the tubes.

Fire mitigation: Reimbursement for matching grants will come to the fire department and be distributed from there. There may still be some funds available in the matching program if anyone is interested, contact Randy.

Budget: Mostly the same as last year with an increase in legal expenses as we are retaining a law firm to give advice on legal issues that may arise. A motion to approve the budget for 2022 was made and the budget was unanimously approved. The HOA Treasurer will prepare an Income Statement comparing 2021 budget to actual expenses, which will be sent out to all members.

Architectural Control Committee: Most issues have been already covered (paint.) There are several lots that are about to begin home construction.

Propane: State regulations have been costly this year. We are 1 of 18 propane distribution systems in the state dealing with these requirements. We are the first to get the leak test done. The state should be sending letters soon regarding the status of violations. We have not yet received M&M Cathodics’ report, so currently cannot identify what discrepancies have been identified from the leak survey. We are now members of the 811 locator system for the propane system. A propane handout is now required to be sent to all residents two times per year. It will be attached to email invitations to the HOA meetings. The vaporizer is potentially a costly piece of equipment that needs to be planned for replacement due to its age.

Cindy noted there are still two board member positions open if anyone is interested,

The meeting was adjourned at 7:32 pm.