



**Piñons of Turkey Cañon Ranch  
Homeowners Association**

15580 Cala Rojo Drive  
Colorado Springs, Colorado 80926

December 11th, 2016

**Subject:** Minutes of the Annual Winter Meeting of The Piñons of Turkey Cañon Ranch (PTCR) Homeowners Association (HOA).

Notice of meeting and Proxy forms were sent November 26<sup>th</sup>, 2016 pursuant to the provisions of the PTCR HOA Bylaws.

**Minutes:**

Meeting was called to order at 6:30pm by Steve Firks, HOA President, and held at the PTCR Firehouse.

Introductions (names and general lot locations) were made by the members in attendance. A sign-up sheet was circulated.

Thirteen (13) lots were present and nine (9) lots were represented by proxy for a total of 22 voting lots in attendance. A quorum was met (minimum of 18 lots, 30% of lot owners required).

Motion was made and seconded to accept the minutes of the last HOA meeting without reading. Approved by the membership.

First order of business was the reports of Officers –

- Wayne Bartley, Covenants Committee
  - There were no complaints or issues noted this period.
  - Two comments, first is a reminder to close and lock your mailbox doors.
  - Second, a reminder to the membership that there are specific covenant requirements for all 2<sup>nd</sup> and 3<sup>rd</sup> outbuildings and the plans for all buildings must be approved by the Architectural Committee.
  
- Steve Reed, Architectural Control Committee
  - There is one new request for a house and one new request for a garage build in process.
  - A quick note on outbuildings. HOA approval is required for all building structures on all lots. Each lot can build two additional out buildings in addition to the main residence. Several years ago, the HOA eased the requirements for the second building to allow any size (although there can still only be one residence on any lot) and if a third building is desired it cannot exceed 144 sq. ft.
  - In addition, the covenants require that any outbuilding must match the texture, material and color of your residence. Approval must be requested if you want to re-stucco your home and change colors. Approvals are turned quickly so there should be no reason, to not request, and get approval for any additional structures. Approvals are required to keep our community looking good in the same fashion as it is today.
  - A homeowner also mentioned that when they were planning to build a separate garage they additionally discussed the plans with their neighbors to ease any anxiety, when the building started. The HOA recommends you let your neighbors know of any planned building you may be doing to keep them informed and head off any potential concerns.

- If you have any questions please contact Steve Reed or other board member to get your question answered.
- Phil Heacock, Common Area's Committee
  - There is \$5000 in the budget for this upcoming year for such things as landscaping and appearance items. Mowing is ongoing and appears to be getting done at the appropriate times.
  - A new project we are considering is getting the front entrance signs painted. The stucco seems to be in good condition however the lettering is weathered and badly faded. The lettering is in relief and stands out from the stucco.
  - We are additionally considering having some of our street signs straightened. Several are crooked where they should be nice and straight.
  - The board and membership seems to be very pleased with the relatively recent improvements made to the mailbox areas and landscaping of the front entrances.
- Mike Heer, Treasurer
  - Summarized the budget accounts. We currently have \$22,833.30 in the checking account.
  - There are a couple of liabilities that will be taken care of at the end of the year. One is a causality insurance payment for the HOA that is due at the end of December.
  - Additionally, anyone who pays their annual HOA dues before year end will cause a processing fee (QuickBooks - card fee, ACH, etc.) that will need to be paid out of this year's 2016 budget. Those fees, from mostly the beginning and end of the year, add up to almost \$200. If dues are paid by check there is no fee.
- Bill Sheaves – Vice President
  - Circulated a homeowner's roster requesting the membership to update/correct their contact and other information.
  - Reported that the Nextdoor app seems to be very successful and most people in our neighborhood as well as our neighboring communities up and down Highway 115 are actively using it for various communications. Our neighborhood has only one property not currently on the app at this time and the HOA is trying to contact them (tenants).
  - Steve Firks noted that keeping the information updated is very important since we are migrating to invoicing the HOA dues electronically via email.
- Steve Firks – Propane committee
  - Nothing new to report. Just a reminder for new homebuilders that there is a tap fee for connecting to the system.
- Jim Prickett – Secretary
  - Nothing new to report
- Steve Firks asked Jim Potts (A Water Board member and homeowner in the audience) if he had any comments/news for the membership regarding the Water Board:

- He reported that a recent change to the Water Board was the replacement of Terry Steed, who recently passed away, with Mark Norman to fulfill Terry's remaining time on the water board.
  - It was noted that the recent changes to equipment and upgrades that were made to the PTCR water system makes our small community water quality one of the best, if not the best, in the state of Colorado.
  - Additionally, Jim Potts reported that he is also now on the Fire Department Board.
- Bill Sheaves – HOA Vice President: Quarry update
    - Colorado Division of Mines Reclamation and Safety (CDMRS) board denied the application by Transit Mix to put in the quarry. However, Transit Mix still has an opportunity to submit an appeal and they have 30 days after the date of the letter (when published by the board) from CDRMS to file their appeal. And, it has not yet been published.
    - The Highway 115 Citizens Advisory Committee is still active, however, only meeting-as-required (Mondays at the Firehouse). The committee is preparing for what is anticipated to be the next step that would be at the county commission level and continuing to monitor Transit Mix's next move. Be aware that all the signs regarding the quarry on Highway 115 are still up and will continue to be, until the issues are resolved.
    - It was recognized how much effort, high quality of preparation and representation by the citizens committee, have been in getting the approval denied
    - There was also a reminder that all home property owners, up and down Highway 115, are eligible to attend and participate on the committee, and are encouraged to do so. The committee has been in existence for many years, however went dormant for a while. The quarry issue has revived the committee who have since updated the by-laws and is now an official non-profit organization. The scope of the committee has also been broadened to address not only the quarry issue but any issue(s) that property owners along Highway 115 may have a vested interest.
    - One last item to report was the concern regarding Colorado's Department of Transportation (CDOT) denials of request for public information. This primarily being the Transit Mix submittal of the traffic study and the application for access to that study which CDOT refuse to give. A suit was filed against CDOT requesting access which motivated CDOT to start providing some of the information. The hearing has not occurred as of the date of this meeting. Even though CDOT is now providing information they still need to answer why the requests were denied in the first place.
    - For additional details and updated information please attend one of the committee meetings or contact Bill Sheaves or Mike Heer.
  - A request was made for any additional comments regarding old business: None

Second order of business was any New Business items for the HOA to consider.

- The proposed 2017 Budget Proposal was presented to the membership by Mike Heer
  - Copies were passed out to the attending membership. The HOA board's budget approach this year was to reduce the spend rate that we had been experiencing over the last couple of years. The HOA had several large projects that were addressed in those years (entrance landscaping, mailbox and picnic area improvements) that caused spending to increase. There are no new large projects scheduled which will provide an opportunity to

- rebuild the HOA savings account which had been reduced over the last two years. The HOA is projecting a \$1400 budget surplus for 2017 which will most likely be greater since we typically don't spend all the monies allocated for specific line items.
- The 2017 budget proposal was based on the 2016 end-of-year (EOY) balances which is a best estimate since there were several expected bills to be paid by EOY.
  - Budget comments:
    - Line 101 – There was a significant reduction from 2015 and 2016 and nearly half of what we have been spending since 2012. The reduction is due to now having a government incentivized rate and are now proposing a \$3200 budget.
    - Line 102 - Professional Fidelity Bond Insurance: Budget is carried through the same as last year; \$880.
    - Line 103 – Professional Expenses Legal: Since we have not needed any legal support in the last two years we have reduced this to \$250 from the \$1000 budgeted from just a few years ago.
    - QuickBooks Accounting: budgeting \$280 for 2017. A reduction from over \$600 last year due to better fidelity in what the actual fees are for managing our accounts.
    - TCR Road Assessment: \$2460 (PTCR binding agreement with TCR for access to the BLM land. This is \$5 per month/per property (occupied) fee (\$60 per lot per year). This is slightly higher than last year due to more and projected occupied lots in PTCR.
    - Line 106 - Landscape upkeep, water and mowing: Reduced to \$5000 which should be sufficient with no large projects projected for 2017
    - Workman's Compensation: This insurance crept up a bit so we are proposing budgeting \$600.
    - Wildfire Mitigation/Chipping: Leaving this line item unchanged from the last few years and are budgeting \$2600. This was not budgeted for in 2016 since the Fire Marshall allowed us to put those funds into the war chest for the quarry effort.
    - Administrative Fees: \$220
    - Community Affairs: \$0 (this is a tri-annual \$500 expense and was last paid in 2015)
    - Holiday Party Picnic left the same
    - Line 304 – Realty Campaign: Increased to \$500 to be proactive and improve our community visibility within the real estate community. The \$5000 listed was the money that was used to put into the quarry effort.
    - The subtotal cost is \$16000 with dues budgeted to come in at \$17406 resulting in a budget surplus of \$1406.
  - It was moved that we accept the budget as presented, was seconded, and then unanimously approved by the membership.
- There is a new code for access to the BLM land at the chain barrier lock across the road located just beyond the TCR quarry office. Please see Bill Sheaves or one of the other board member should you want access and need the codes or would like additional information regarding the BLM land itself. As a reminder, all the property on the right-hand side of the road up to the BLM land is private property even though it may or may-not be marked.

- There was an item of interest from the membership regarding what seemed to be significantly high home-owner's insurance rates. After comparison between several homeowners in attendance it was deemed that the homeowner that brought up the issue had significantly higher rates than other owners. It was recommended that they reconfirm the rate and address it with their insurance company.

With no other new business motion was submitted and seconded to adjourn the meeting. Membership approved, meeting was adjourned at 6:45pm.

## **FOR THE PIÑONS OF TURKEY CAÑON RANCH HOMEOWNERS' ASSOCIATION:**

### **Jim Prickett**

Secretary, PTCR HOA

### HOA Board Members:

Steve Firks, President; 4540 Tierra Rojo Dr.; 576-0321; firkleok3@gmail.com

Bill Sheaves, Vice President; 4460 Tierra Rojo Dr.; 373-0071; sheavesw@gmail.com

Mike Heer, Treasurer; 16292 Cala Rojo Dr., 540-9917; mheer100@yahoo.com

Wayne Bartley, Covenants Committee; 4465 Tierra Rojo Dr.; 544-9729; bartleyw@yahoo.com

Phil Heacock, Common Areas Committee; 15930 Cala Rojo Dr.; 576-8233; phil.heacock@yahoo.com

Steve Reed, Architectural Control Committee; 16140 Cala Rojo Dr.; 576-9698; sjreed@ymail.com

Jim Prickett, Secretary; 15804 Cala Rojo Dr.; 337-3338; jneprickett@gmail.com