



**Piñons of Turkey Cañon Ranch  
Homeowners Association**  
15580 Cala Rojo Drive  
Colorado springs, Colorado 80926

### **Piñons of Turkey Cañon Ranch HOA Summer Resident Meeting, 10 July 2022**

Southwest Hwy. 115 Fire Protection District picnic pavilion

Cindy Ragan (HOA President) called the meeting to order at 5:05 pm.

Welcomes and introductions of all present – sign in roster is attached.

Motion was made, seconded and unanimously approved to waive the reading of the previous meeting's minutes.

Election of board members:

Randy Shonk and Bill Lana were unanimously re-elected to the board for another three-year term.

Maridell Kohl was unanimously elected to the board for a three-year term.

Cindy asked residents to be cognizant of barking dogs in the neighborhood.

Dead trees are still noticeable on some lots. Residents were reminded that it is their responsibility to have them removed appropriately as some beetle infested tree can spread to as many as 10 trees. Pinon trees should not be used as fire wood as the smoke may cause breathing problems. There may still be matching grants available from the forest service for fire mitigation efforts. Fred Kohl will send information to Cindy for email distribution to the community and perhaps a list of local companies that will do fire mitigation and tree trimming/removal.

The community was reminded that noxious weeds (such as Canada Thistle) must be removed by lot owners per county law.

Propane discussion:

The \$10 monthly maintenance fee from Glaser is still not happening. The HOA board has decided to collect the fee ourselves and hold in a separate account to reimburse Glaser for maintenance. We are now a part of the 811 locate system. That went active in December 2021. Glaser has been doing the locates and has not charged us yet; there have been 16 locates done this year.

Discussed a \$1,000 special assessment per lot to build a propane maintenance fund which would be due 1 October, 2022. The vaporizer on the system is getting old and could cost approximately \$30,000 when it needs to be replaced. The gas leak test required by the state cost the HOA nearly \$30,000 and another one will likely need to be completed to meet new state regulations

Tracer wire and/or cathodic protection are a homeowner's responsibility.

The Architectural Control Committee reports that one new construction plan is under review and “driveway monuments” were approved for one lot.

No reports from other committees.

A resident asked if getting a large trash bin for community use 1-2 times per year is possible. This is not something the HOA does, it is homeowner’s responsibility to haul their own trash.

The community unanimously voted to add the \$10/month propane fee to annual dues beginning January 2023. The \$10/month fee will be retroactive to July 1, 2022 and that 6 months of the fee will be collected for 2022.

The meeting was adjourned at 5:48 pm.

**X**

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William (Bill) Lana  
PTCR HOA Secretary