

PTCR HOA JUNE 30,2024 ANNUAL MEETING AND PICNIC

Introduction

Owners introduced themselves to the group.

Cindy Ragan thanked the Chefs and helpers.

A unanimous vote was made to waive the reading of the previous minutes.

Electing New Board Members

Cindy Ragan is not running again and is looking for volunteers.

Pam Waisanen, Lisa Pecoraro, and Dan Clem are stepping down.

Up to 9 board member positions may be filled.

Dan Harrell remains on the HOA Board, and Mark Norman and Clark Gaddie were nominated anew. All three were approved by a hand vote.

Question why 5 Directors at Large are part of the board. Answer, is that they get assigned different duties they don't have actual "title"; they are more committee heads and help out.

Committee Chair Reports

Dan Harrell. Treasurer Report. Please go to <http://www.thepinonshoa.com> to review budget details.

William Hull: Instead of reducing HOA dues if our expenses go down because we don't need to do the gas leak survey every year.

Some of the Water Board want the tank gone. Also states that the document sent out mis-stated in regards to levy tax. The levy tax went down not up. He feels it was misleading.

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Cindy Ragan, Propane Report. Cindy will continue to handle all the regulatory issues and reporting requirements for our propane system. State ordered us to continue leak survey yearly. We are working on them to backoff a little and allow 3-5 years for inspections. 2020 Was when we had to take action. The system was running 20-plus years out of compliance and that needed to be remedied. Cindy Ragan will continue to handle all the regulatory issues and reporting requirements for our propane system.

Lots of discussion in regards to propane costs and HOA fees.

Further discussion mentioned cold/ice no delivery to individual tanks for days. Insurance issues if it is the only heat source for your home, they will not insure you if you are on an individual tank system.

Question in regards to how many responses to documents sent out about propane system. 21-22 responses only 3 people

responded that they want to switch to individual tanks and discontinue with current system. 1 of the no change response and keep current system owns 2 lots in here. To change the covenant, you need 2/3rd's or 39 votes for change.

Dan Clem, Common Areas. Picnic area will need repainting. Volunteers are needed.

Lisa Pecoraro, ACC. New business: New home starting up, looking at color choices. Lots of little upgrade projects, solar, decks, sheds, windows taking place throughout the community.

ACC wants to express that no WHITE or BLACK paint for homes will be approved. Need to paint sample on the actual home. Cardboard or digital color swatches will no longer be accepted.

Pam Waisanen, Documents Review. The covenants have not been reviewed since 2010.

Fifteen legislative changes have been passed this year and we are currently not compliant with Colorado rules.

Any further changes or concerns can still be sent to Pam Waisanen.

Altitude Law has training manuals online for Board members, suggested HOA looks into it as it is great information.

Ballots will go out in the US mail. Each covenant item will be voted on separately.

Our previous attorneys (Business Law Group) had a conflict of interest so Pam W. approached attorneys in the area who

specialize in community law (Winzenburg, Leff, Purvis, and Payne in Denver and Littleton, and Altitude Community Law in Lakewood and Colo Spgs). She chose the local firm, who quoted us a fixed fee cost ~ \$7600 to rewrite covenants and put out the votes for change, or to do much of the work ourselves and have a legal review that would take several hours of attorney effort at a cost of \$375 per hour. Pam W. and Cindy opted instead to do the “leg work” to reduce the cost of services, which comprises gathering neighborhood feedback and editing the changes into the covenants. Once votes are tallied and the appropriate language is inserted into the covenants, our new attorney (Melissa Garcia) will review our edited changes and ensure our revised covenants are legal, and address any omissions. Ms. Garcia also pointed out that our bylaws do not meet state requirements, so in time the HOA must address a bylaw rewrite.

Section 117 – Fire and distance information is important. However, because laws change, “applicable laws” will be referred to in the re-wording that now reads as:

“Section 117. Propane Tanks. The neighborhood’s centralized propane delivery system will be shut down. Home owners choosing to continue propane use will install a 500 or 1000-gallon residential propane tank, above or below ground, at the owner’s expense. The propane tank will be professionally installed, following all applicable county or other governmental regulations, rules, codes ordinances, or laws, and it will be inspected and filled by an authorized propane distributor chosen by the lot owner. Installation must be coordinated with the ACC, and the tanks must be buried or hidden so that it is not visible from the roads or adjacent lots.”

The new HOA Board will put the covenant edits out for a vote. Pam W. and Cindy will assist for continuity.

Section 118 – Rules regarding dogs, need to look into that further. Should be more of a noise issue than dogs. Dog covenant needs

a lot of work. Many disagreements on this rule exist, but ultimately will be decided by a majority vote.

Other:

Thank you Cindy R for all that you have done for this community. Cindy was presented with a plaque.

Thank you to all other Board Members for your contributions.

Additional comments: If you use gate to go through to BLM there are several locks and confusing. We cannot do anything about that as Turkey Canon Ranch HOA owns the locks. Locks are needed for fire, police, rescue, and cannot be taken away.

The suggestion was made to find the correct lock and put a dot of nail polish on it so it can be identified.

Pamela Sheldon made the motion to adjourn meeting, and all agreed. 5:53 pm.

Pam Sheldon

Secretary