

HOA Annual Summer Meeting – July 18, 2021

SW Hwy 115 Fire Protection District – Cala Rojo Station

Pinons of Turkey Canon Ranch HOA (PTCR)

Notice of the meeting was sent via email on 5 June 2021, pursuant to the provisions of the PTCR HOA bylaws.

The meeting was called to order at 5:31 pm by HOA president Cindy Ragan.

18 lot owners were present and 7 lot owners were represented by proxy for a total of 25 voting lot owners. A quorum was met (minimum of 18 lots, 30% of lot owners required.)

HOA President (Cindy Ragan) welcomed everyone to the meeting and introduction of all present were made.

Minutes from the summer meeting were approved without reading by a unanimous vote.

A motion to elect board members was made:

- Cindy Ragan, Lisa Pecoraro were unanimously retained as board members.
- Pam Waisanen was unanimously elected to the board.
- Dan Harrell was unanimously elected to the board.

Committee roles for new members were described.

Cameras: Terry Sarver has taken over responsibility for monitoring cameras at both entrances to the community. Members were advised to contact Terry directly if there is a need for video/photographs.

Trash: A reminder to the members to ensure contractors are picking up trash.

Trees: Beetle infested trees need to be removed immediately and they cannot be chipped. Additionally, "Scale" is killing some trees – it can be spayed in the spring.

BLM access: Two home owners in neighboring Turkey Canon Ranch HOA have not made much activity lately, but one now is serving the TCR HOA for maintenance of "his" road. TCR HOA has requested our HOA contribute funds, but the PTCR HOA board has decided against that as the monthly fees we pay for access are intended for road maintenance. There is a zoom meeting coming up on this subject, anyone who wishes to may call in – let Cindy know if you are interested.

School districts: Previously, the issue as to whether or not our neighborhood could change school districts was brought up. D8 will not send school buses to our neighborhood. Changing districts would also require a vote by members of both districts and that seems unlikely to occur. Residents can still send their children to any school district on the "Choice" program, but must provide their own transportation.

Propane: In summary, the state changed regulations that will cost us money. A leak survey is the next step in us coming into compliance. Bids are coming in at the \$40,000 - \$50,000 range. We will need to set up a separate escrow-type fund to cover the possibility that the propane system assets need to be

repaired or replaced. Classes, book and emergency procedures have already been set up. Glaser (propane supplier) cannot do all the new state requirements.

M&M Cathodics will press the state on our behalf to allow 3- or 5-year inspections as opposed to annually, but the state must still okay this and a leak test must be done first.

The question of other options was brought up. The only alternative seems to be to allow individual propane tanks. Natural gas from Colorado Springs does not seem likely to happen. Underground individual tanks would also have to be required to be “cathodically protected” – an additional cost. Question was asked about a cost analysis of the options. Residents who are interested were encouraged to produce their own cost analyses and share with the community.

Glaser was told he could start collecting the \$10 monthly maintenance fee in January, but as of this date has not done so.

The members voted unanimously to allow the board to authorize spending of up to \$25,000 on the upcoming leak survey.

The meeting was adjourned at 6:28 pm

William (Bill) Lana

HOA Secretary