



**Piñons of Turkey Cañon Ranch
Homeowners Association**

15580 Cala Rojo Drive
Colorado Springs, Colorado 80926

June 25th, 2017

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

The meeting was preceded by the Annual HOA Picnic.

Notice of meeting and Proxy forms were sent June 10th, 2017 pursuant to the provisions of the PTCR HOA Bylaws.

Minutes:

Meeting was called to order at 6:00pm by Steve Firks, HOA President, and held at the PTCR Firehouse Gazebo.

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

Sixteen (16) lots were present and thirteen (13) lots were represented by proxy for a total of 29 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
 - Several complaints are in process:
 - Dogs off Leash – There have been several owner complaints at the number of dogs off leash. The covenants clearly state that when off the owner’s property pets must be on leash and under control.
 - Night time lighting – Security lights are only for security and not to be left on all night long. Many owners have moved to our neighborhood to enjoy the dark sky and stars at night. Timers can be used so lights stay on for a reasonable amount of time after dusk. Going in and out, letting pets out around your home is reasonable and not a nuisance. Leaving them on all night can become a nuisance particularly if not pointed downward and/or directed toward other lots. Porch lights are fine.
 - Visibility of RV’s, trailers, utility vehicles, equipment etc. – These types of vehicles are not to be visible to your neighbors or from the community roads. These should be hidden behind your house, in a building, hidden in the trees, etc. They should not just be left in your driveway if visible from the road. A short grace period for coming and going is fine however it is not to be obviously stored for any lengthy duration in a visible location. Visibility from Highway 115 is a gray area; the covenants state it can’t be visible from a “community” road. The intent is to ensure our community stays nice and desirable with a natural landscape and an environment that is not interrupted with vehicles of this type.

- General comment from Steve Firks -- We do not patrol or aggressively look and search out covenant violations. Typically, you will not hear from the HOA board unless there has been a complaint. Should there be a complaint or an obvious violation then we are obligated to act on it to get resolution.
- Mike Heer, Treasurer
 - The treasury report is basically a summary of where we are. We have \$28,467 in our bank account. We have paid several of our major obligations so far this year and have made a donation to the Fire Department. The only significant items left to pay out this year are a couple of insurance policies that will come due later this year.
 - Steve Firks commented to the group that the budget is approved in December. We have two HOA meetings a year; including this one with a mid-year budget status. We normally pass a budget that shows greater planned expenditures than we execute, so while any single year's approved budget may exceed our HOA Dues paid, our Treasury balance is increasing by a small amount each year.
 - Mike Heer reported that so far this year we are running with a small surplus even though we try to manage right on the edge of the budget. One of the water insurance policies coming up soon includes a small price increase that we must accommodate. Right now we are projecting a positive balance at the end of the year.
 - Steve Firks commented that our HOA due's are still \$30 month, the same as when this community first started and we continue to pressure ourselves to try and keep the HOA dues unchanged.
 - If you would like further details Mike Heer has the budget and will discuss the budget with you right after the meeting if you have any questions.
- Phil Heacock, Common Area's Committee
 - The sub-division signs/monuments out front on Highway 115 were updated & painted and look good.
 - There is a tree near the north entrance that is dying or dead which we will have an expert look at to see if we need to have it removed and potentially replaced that may drive a small additional expense.
 - The street signs around the subdivision were all leveled and secured. One had to be repaired.
 - If the membership has any ideas of things we can do to improve the overall appearance of our neighborhood please contact Phil Heacock; he is always looking for ways to increase the appeal of our subdivision.
 - There was a comment from the membership to continue to notify everyone on the mowing schedule; it is really appreciated. They would also like to schedule the mowing so it doesn't fall on Thursday, which interferes with the garbage pick up and the container's placement on the roads.
 - Steve Firks reminded everyone that the Gazebo area is available for use by everyone in the HOA.
- Steve Reed, Architectural Control Committee
 - One new house was completed and one new house being built this last period.

- Steve Firks commented that he is not aware of any architectural idea that has ever been denied however we are required to look at all new buildings plans. There have been cases where people have done some significant work on their lots and homes without prior approval that, with some difficulty, we have been able to work through. However, the homeowner needlessly puts themselves at risk if they make significant change(s) and/or investment should the board say ‘no’ to the change. So, if you are painting your house, reroofing, putting up a shed, or making other changes that are a covenant covered item, ensure you submit your plans to the HOA. We ask for 30 days to review, however it typically doesn’t require that much time.
- There is a \$350 fee for plan review however that is only for the initial build of the residence on the lot.
- Steve Firks – HOA President
 - Reminder that if you have some sick, infested, or dead trees they need to be taken care of and/or removed.
 - There have been several arborists out to inspect various lot-owner trees around the neighborhood, some have been bug infected, some just have environmental issues.
 - Propane Committee
 - Glazer is working through all the remaining non-compliant activities/open actions from the last propane system inspection. (Reminder that we are the only neighborhood in the state of Colorado that owns their own propane delivery system).

Second order of business was the election of officers to the HOA board. Phil Heacock, Mike Heer and Bill Sheaves are up for reelection. Asked if they would serve if elected; both Mike and Phil answered yes. Although Bill Sheaves was absent from the meeting he had previously indicated he would serve (with no committee leadership) at a previous HOA board meeting. Motion was made and seconded to re-elect three board members. All candidates were approved by the membership.

There was no other unfinished business.

Third order was any New Business for the HOA to consider.

- Steve Firks asked that Mike Heer update the membership on any new activities regarding the Quarry Issue.
 - There are still about 90 objectors to the quarry
 - Transit Mix (TM) did two things; 1st they asked the land board to reconsider their denial decision and 2nd, filed a court case for a judicial review of the land board decision to deny the quarry
 - After finding that TM couldn’t have those two efforts going on concurrently, TM decided not to proceed with the Land Board review.
 - The Court venue was changed from Colorado Springs to Denver.
 - Numerous other details and questions were discussed. Please contact Mike Heer for more information.
- BLM land access –
 - The PTCR HOA pays \$5 per month, per lot, to fulfill a perpetual agreement with Turkey Canon Ranch (TCR) HOA for access through the TCR subdivision using their roads for access to BLM property.

- This access is direct, only from the north PTCR cul-de-sac gate to the BLM road. You are not allowed to be on any other roads within TCR or private property which is mainly on the right side of the road through BLM.
 - Most of the private property is along the right side of the road once past the quarry gate. Last checked; there were no “Private Property” signs indicating where the property starts and stops. The BLM property will be on the left side of the road.
 - The private property owner complaints are that there are firearms being used and frequent trespass. The owner has indicated that they will be very aggressive in prevention of these issues.
 - If you go up to the BLM areas it is incumbent upon you to know where you are, know where the private property is and respect it, and know where the BLM land is located.
 - ATV’s and motorized vehicles must stay on the main road and must stop where the two trailheads start.
 - Ensure you relock the gates and chains once you pass through them.
- There was a reminder that everyone in the neighborhood pay attention to the stop signs along Cala Rojo Drive. Many people are not stopping or slowing down going through the intersections.
 - When the Firehouse pavilion was first installed we had a neighborhood work party set up, clean up and paint the facilities. It’s been five years or more and our picnic area is looking a little tired and weary. It was recommended that we solicit someone from the neighborhood to lead a community event Pavilion Work Party with the HOA supplying paint or other minor supplies to spruce up the facility. Membership approved the board proceed with finding someone to lead this effort.
 - Motion was submitted and seconded to adjourn the meeting. Membership approved.

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