

Pinons of Turkey Canon Ranch

Home Owners Association

7/9/23 @ 6:00 pm

In Attendance:

Pam Sheldon pamelasheldon93@gmail.com

Cindy Ragan cpdaragan@q.com

Dan Clem clemdan@outlook.com

Kerry Makkinje kriehl17@gmail.com

Dan Harrell dan.harrell@groflysystems.com

Maridel Kohl mdl11111@aol.com

Pam Waisanen waisanenpc@att.net

Randy Shonk randyshonk@yahoo.com

Mark Cooper alpinen@gmail.com

Jim Rose jtr2579@aol.com

Introduction

This meeting was being held primarily to elect for positions and committees and to discuss how to proceed with overdue invoices we have not been able to collect. Also, two members of the Water District, Jim Rose and Mark Cooper, attended to give a presentation on the consideration of individual propane tanks vs our pipeline delivery system currently in place.

Elections/Committee Assignments

Cindy Ragan will stay on as our President.

Maridel (Dell) Kole will serve as Vice President.

Dan Harrell will remain as Treasurer.

Pam Sheldon will serve as Secretary, replacing Bill Lana.

Lisa Pecoraro, Director at Large, will continue to lead the Architectural Control Committee (ACC).

Randy Shonk, Director at Large, will continue on ACC committee. Pam Sheldon will also assist.

Dan Clem, Director at Large, remains the Chair of the Common Areas Committee, assisted by Director at Large, Kerry Makkinje.

Pam Waisanen, Director at Large, will serve as Chair of Covenant Control. Dan Harrell and Pam

Sheldon will assist.

Cindy Ragan will continue as the Propane Chair, and Kerry Makkinje, Director at Large, will assist.

Both will attend annual training.

Presentation by Mark Cooper and Jim Rose was given to the Board in regards to private propane tanks vs existing neighborhood propane delivery system.

Jim Rose met with four other Water District Board members. He has been on the Water Board for 20 years and has lived in this community for 23 years. Jim went through the history of the propane, as it evolved toward regulatory compliance needing more resources and oversight. Jim asked what kind of expenses the propane system has incurred. Randy Shonk stated that there was \$50K paid out the past 2+ years. Jim said that the Public Utilities Commission (PUC) was slow to recognize that we were not in compliance, and that they also recognized that we became compliant very quickly. Cindy said that they recognized us years ago but did not monitor us. Cindy also said that in 2015 they decided to audit every operator system. We had audit violations, like all of the other distribution systems. Glaser Energy Group is manager and the HOA is the operator of our distribution system. In 2020 Cindy had to call a company out of Utah called M&M Cathodics. Dave Glaser is not qualified to perform all necessary testing on system.

Jim stated that the HOA Board needs to be good stewards of resident money and to take care of it in the best way possible with sustainability of system being our focus. He stated we have two options. First option is to maintain and pass along costs, with the possibility that the regulatory compliance/maintenance costs will increase over time and our propane system will in time need replacement parts. The second option is that we de-commission and slowly phase out the current propane delivery system and allow residents to install private individual tanks within a certain window of time. We would need a good development plan. The lines would need to be purged and gas meters would need to go back to David Glaser. If option two was to be selected, we would need to update/change covenants to allow individual tanks and to reflect our HOA aesthetic requirements (keep all tanks hidden, need fencing etc. to conceal tanks from view).

Mark Cooper has obtained two quotes to get individual tanks installed. With PTCR geography, Mark was told that the cost would be roughly \$1K. We would have the option to lease the tank and purchase gas to fill it, possibly getting a group discount for group quantity cost. He also mentioned that such group pricing is possible through Amerigas.

Mark also stated that he spoke with a fireman who stated that "yard bombs" applies more to cars and cedar junipers. He also said that individual tanks do not affect home owner insurance.

Per Jim Rose and Mark Cooper, informing resident of their options is an important piece of stewardship. Jim and the other Water District members will prepare a list of pros and cons for residents to help them make an educated decision as to the best use of their funds moving forward. An exit strategy and clear transition plan would be needed. He will get companies to come out and give an estimate of decommission, with a breakdown of what they would give us for the tank, vaporizer, etc. Installation costs will vary depending on individual lot terrains.

Jim and Mark believe that the unforeseen costs of operation of the propane system will become burdensome in the future and perhaps are now.

The downsides of going with separate propane tanks on each property were also discussed and include visibility (poor aesthetics for neighborhood, could cause property value to drop), driveway damage from fuel trucks, wildfires now each home separate instead of one switch to shut off. There will be both Pros and Cons presented to best represent our community.

Any such change would require to be a 2/3 positive vote from the entire neighborhood in order to change the current covenants.

How to proceed with the late Dues

The Board agreed to proceed with lien on two overdue member accounts that show no desire to make accounts current.

Meeting concluded with Cindy motioning to dismiss and all approving.