



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

### **Piñons of Turkey Cañon Ranch HOA board of Directors Meeting, 22 MAY 2022**

Southwestern Hwy. 115 Fire Protection District

Cindy Ragan, HOA President called the meeting to order a 6:27 pm.

In attendance were: Cindy Ragan, Randy Shonk, Lisa Pecoraro, Dan Harrell, Dan Clem, and Pam Waisanen and Bill Lana.

#### **Board Membership:**

Bill and Randy's terms of office will expire this summer, both expressed an interest in continuing on the board. Randy stated he will continue only on the Architectural Control Committee as long as Lisa remains as Chairman. The BOD continues to look to recruit to members from the community.

#### **Propane:**

Five homes still need tracer wire for the propane delivery system. Three of the five homeowners have still not paid the \$1,000 assessment to repair. One community member has informed Cindy that she will have difficulty paying the \$1,000 assessment to have it corrected. The board voted unanimously that we cannot make an exception (or vary the terms of payment) for one neighbor if we do not do the same for all.

Three homes still need the cathodic protection due to the use of steel pipes – Rob Butner (of M&M Cathodics) will be providing individual estimates soon. Those 3 homeowners will then need to decide if they want to replace their steel lines with plastic or cathodically protect their existing steel line, which may already have some corrosion underground.

There are still two items from the original 2015 State letter that are not complete. Those issues will be addressed in 2022, so that our propane system will be fully compliant with state regulations.

The required emergency procedures documentation is in the red mailbox on the north of the propane tank.

Ferrel Gas (a former provider of propane prior to Glaser Energy taking over in 2011) has no records of any maintenance or inspections of the system.

Dan (treasurer) will move the funds for the two who have paid to the new account set up specifically for propane issues.

The \$10/month fee for maintenance Glaser was to collect in billing still has not been added to monthly bills. The board voted unanimously to collect the \$10/month fee ourselves retroactive

to July 1 2022 starting this summer – after a notice that will be included in the picnic invitation. The community will be informed in the invitation, and at the summer HOA meeting, that a one-time assessment of \$1,000 per lot to cover ongoing propane compliance issues may be coming in the fall.

Cindy has purchased paint for the 14 homes needing atmospheric protection. Dan will reimburse her from the HOA funds.

**Summer HOA meeting:**

The summer HOA meeting and picnic will be held on Sunday, 10 July beginning at 4:00 pm at the pavilion.

The board will consider making two yard signs - one for each entrance - reminding the community and place them about a week before the meeting.

**Mowing:**

The board voted unanimously to stop mowing along roads due to the county requirements and cost for permits and signs on their right-of-way. As roads in the community are county roads, the county should be responsible for any mowing. Randy will provide the county with a map of the propane lines.

ADDENDUM: The board heard from El Paso County on 10 July 2022 and they will waive the \$600 permit requirement, so we will continue to mow.

The meeting was adjourned at 7:49 pm.

**X**

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William (Bill) Lana  
PTCR HOA Secretary