



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

Pinons of Turkey Canon Ranch HOA Board Meeting

10 DEC 2022

Board Members present:

Cindy Ragan  
Bill Lana  
Dan Clem  
Randy Shonk  
Pam Waisanen  
Lisa Pecoraro  
Dan Harrell

Non Board members present:

Jim Potts  
Steve Firks

Meeting was called to order at 5:30 pm

There are 2 lot owners with delinquent 2022 HOA dues: Lots 54 and 56.

Late charges of 18% need to be added to these delinquent accounts. Dan (treasurer) will send physical mail to the owners highlighting the applicable covenants with "Final Notice" stated and cc'ing the attorney from Business Law Group to help determine next steps before a lien can be placed on the properties. Neither lot owner has responded to previous email or physical mail regarding the delinquencies.

There are 11 properties that are delinquent on the \$60.00 propane maintenance fee assessed last summer. Late charges of 18% per year need to be added to these delinquent accounts, per Section 410(a) of the Covenants

14 properties are delinquent on the \$1,000.00 special assessment for propane compliance assessed last summer. Board will discuss adding the 18% interest added to their bills.

The board had discussed raising HOA dues but the determination was made that – based on covenants (407A) – we cannot do this so close to the end of the year and new billing cycle. The board will re-consider this possibility for the next year's budget.

Dan proposed a revised budget for calendar year 2023. Assumptions have to be made for the future frequency of leak tests (maybe annually, every 3 years or every 5 years based on the State's findings.) attached.

The board is considering two options: 1) raise dues slowly to save for future propane maintenance/repair or 2) apply a special assessment every time we have large expenses.

A motion was made to approve the 2023 budget and was seconded and approved unanimously. It was noted that not all lots represented at this Board meeting, in addition to 3 proxies, were also represented



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at the Winter HOA meeting on 12/4/22. Therefore, this vote of approval of the 2023 budget is from a majority of the quorum present on 12/4/22.

Motion to adjourn was seconded and approved at 7:10 pm.

**X**

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William (Bill) Lana  
PRCR HOA Secretart