



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

Piñons of Turkey Cañon Ranch HOA Summer meeting minutes

6 June 2023

Cindy Ragan called the meeting to order at 5:06 pm.

XX residents (or proxies) were in attendance and constituted a quorum.

Introductions of all residents present.

A motion was made and seconded to waive the reading of the previous HOA meeting minutes.

Cindy asked for volunteers for the HOA board. Pam Sheldon and Kerry XXXXXXXX were nominated and approved unanimously.

Propane discussion:

We will owe a fine for being out of compliance in the Spring of 2022 as required by the Notice of Probable Violation. The floor for fines was set at \$5,000 in 2021. We passed and are fully compliant as of February 2023.

The state says they can't close a NPV without a fine, but it has not been formally imposed yet. The state is willing to work with us on payments. Cindy reviewed the state ruling which started in 2015.

We will have to raise HOA dues to maintain compliance and do required training. We will need to go up to \$75/month or \$900/year.

The gas leak survey costs the most. If we get a reprieve from doing leak testing every year – perhaps every 3-5 years, dues will be adjusted accordingly. Under the NPV, right now it is still required annually.

Question was asked: What happens if equipment breaks down? The vaporizer was installed only to convert liquid into a gas, it will run a vaporizer.

Chris commented that he is an engineer who does cathodic protection and would like to review the design and all previous conversations. Cindy will get him that information.

Mark stated he supports removing the tank as he believes the US government is against fossil fuels.

Question was raised about changing the covenants. Would we be required to bury individual tanks?

The advantage of having just one community tank is that one button can shut off gas to all residences in case of fire or natural disaster.

Randy commented that we should not be driven by fear to make long-term decisions. Money projections depend on all residents to pay dues.

Cindy noted that the HOA is trying to run a utility without an income source.



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

Comment was made that the subdivision was sold as having a community system and our dues – even with the increase - are still the cheapest in the area.

A comment was made that many people no favor going to individual tanks. If we could project that by the end of 2024, everyone installed tanks we could then decommission the old tank.

Regardless of which direction we choose to go, we have to pay the fine and proceed with compliance measures for now. It has to be an “all or none” decision on the community system otherwise we cannot afford it. The next six-months will be significant in determining future costs.

Chris mentioned that we would like to talk to Ron Butner (who is doing our leak tests and cathodic protection) but that will cost the HOA money by the hour.

A motion to fund Chris talking to Rob Butner and the HOA picking up the cost was made, seconded and approved.

Treasury report. The special assessment form 1st year did allow us to cover propane compliance issues.

We have three accounts at ENT Credit Union – each designated for specific uses. Dan reiterated that dues will have to go up to maintain propane compliance.

A motion was made, seconded and passed to pay the \$5,000 fine if/when it is imposed.

Common areas report. There are rotten board near the gazebo that are starting to rot and may need replacement soon. Cindy and Paul have already removed some dead trees from that area. Cindy asked for volunteers to help thin juniper trees.

Covenants control report.

The meeting was adjourned at 7: 39 pm.

William (Bill) Lana

HOA Secretary