

**Pinons of Turkey Canon Ranch**  
**Home Owners Association Board Meeting**  
**11/12/23 @ 6:00 pm**

**In Attendance:**

Cindy Ragan, President and Chair of Propane Committee [cpdaragan@q.com](mailto:cpdaragan@q.com)

Maridel Kohl, Vice President [mdl11111@aol.com](mailto:mdl11111@aol.com)

Dan Clem, Chair of the Common Areas Committee and Property Transfer Liaison [clemdan@outlook.com](mailto:clemdan@outlook.com)

Lisa Pecoraro, ACC Chair [lkpecoraro007@gmail.com](mailto:lkpecoraro007@gmail.com)

Pam Waisanen, Covenants Chair [waisanenpc@att.net](mailto:waisanenpc@att.net)

Randy Shonk, ACC [randyshonk@yahoo.com](mailto:randyshonk@yahoo.com)

**Absent:**

Dan Harrell

Pam Sheldon

Kerry Makkinje

**Budget**

Cindy does not want to go below actual 2023 amount for propane (Line 110) for subsequent years.

In regard to the propane budget, it is impossible to know if regulators will require expensive gas leak survey tests every year. Therefore, we must budget for the worst-case scenario. Five minor above-ground propane leaks were revealed with this year's leak survey testing, and will be remediated by Dave Glaser.

We are setting our budget to project four years into the future, but because HOA expenditures are not all constant, we can only use an inflation factor for projected years after the 2024 budget.

When the Membership votes on the budget, it will only be to approve 2024.

Lisa said that if there are questions regarding the budget, Dan will go over expenses with any interested Members, line by line.

Columns for 2025 and 2026 will have an inflation factor applied.

Item 400 (Annual Hoa Dues (58X \$360) + INTEREST + REBATE) should be calculated as 58 x \$900, rather than 58 x \$360. Also, the "+ REBATE" wording should be removed.

A lien may not penalize until the point of sale. The HOA would need to front funds.

Legal fees charged to date have been \$2,000. Pam W. will call the attorney regarding the status and costs. Randy suggested we put forecasted expenses into a "miscellaneous" line item.

The North entrance light is dim at the mail kiosk. Dan Clem, Chair of Common Areas Committee, will contact Marty Krepfel at the Fire Department. Allowing \$500 for replacement solar light. Dan Clem will advise if it needs to be higher.

In regard to mowing, (Line 106 Landscape Upkeep/Water/Mowing): Last year Mr. Makkinje was concerned with the mower pulling out the yellow tubes. We communicated that all Members are responsible for their own mowing.

We are deleting Line 304 (HWY 115 CAC/FIR FUND DONATION).

Area between the vaporizer and propane tank needs to be cleared of a pile of slash that was placed there last spring. It has dried out and is a possible fire danger.

We are removing Line 411 from the budget (Propane Assessments).

### **Covenant/Policy Internal Review**

Pam W. scanned the covenant and policy documents into MS Word and annotated the covenants with comments to indicate how policies relate to the covenants. She then entered comments from a few Board Members that occur in:

1. Covenant 117. Fuel Tanks Prohibited.
2. Covenant Section 203c Architectural Control by the Association and Policy 5, Records Inspection and Copying.
3. Covenant Section 305 Management of Association: By-Laws: Rules and Regulations.
4. Policy 3 Conduct of Meetings, Meetings of the Board of Director.
5. Policy # 4 Enforcement of Covenants and Rules.

Pam W. solicits the opinion of all Members. At the Winter Meeting on Dec 3, Cindy will announce that a covenant review will become open to all so they may suggest improvements. A copy of the draft covenants and policies will be distributed at that time.

### **Other Business**

The HOA website needs to be updated to include meeting minutes for all meetings and a budget for every year. See "Action Items" below for specific missing documents. Dan is webmaster, but Pam S. will help.

Pam W. commented on very slow response time from Glaser during construction, and asked if we have a contract with Glaser Energy. Cindy said there was an agreement in 2015 that if either that company or the HOA wanted to end the contract, they could. Pam W. and Randy are concerned that we have not composed a competitive bid that addresses possible group discounts, performance metrics, response times, etc. They believe that doing so is their fiduciary responsibility for each of our residents.

Del asked if the HOA has liability and property damage insurance. Dan was in the process of purchasing a few months back, and he must confirm.

Our annual Winter Meeting will be held on Sun Dec 3, 2023 at 6:30 pm.

## Action Items

1. Randy will call David Glaser regarding ideas for how to hook up the propane system in his front yard to the proposed generator in his back yard. Pam S. did not believe this should be posted in the meeting minutes. Randy responded that this action has been requested by the Board and requires a report for possible exceptions, and that it should be documented.
  2. Dan will apply an escalation/inflation factor to budget items of 110% to Section 1.
  3. Dan will confirm if liability/property damage were purchased for the HOA.
  4. Pam W. will contact our attorney regarding liens and research the terms of the propane system insurance policy provided by Randy.
  5. Pam W. will update comments to covenants and policies, replacing the name "Carl" with the name "Pamela" in the software so comments are attributed properly.
  6. Pam W. will ask the Water District what is covered for the propane components, so we can better plan beyond immediate emergency response.
  7. Cindy will send out the invitation for our Winter Meeting.
  8. Lisa will contact Mrs. Prickett regarding house color.
  9. Dan will incorporate feedback on budget from these notes that will be presented at the Dec 3 HOA Winter Meeting.
  10. Dan will update our HOA website at <http://www.thepinonshoa.com/hoa-documents.html>, adding:
    - a. HOA Budgets for 2021, 2023, and 2023 (and 2024, after it is approved at the Winter Meeting in Dec)
    - b. HOA Annual Summer Meeting minutes for 2022 and 2023
    - c. HOA Board Meeting minutes for 2022 and 2023
    - d. HOA Annual Winter Meeting minutes for 2022 (and 2023 after meeting occurs)
    - e. The HOA Board Meeting is listed at the bottom of <http://www.thepinonshoa.com/hoa-documents.html>, and it should be moved up next to other HOA Board Meeting minutes to be parallel with keeping like types of minutes together
    - f. Policy Statements amended in 2018 that include the addition of a Policy 9 (sent by email from Pam W. in Nov 2023) should replace the Policy Statements as amended 24 August, 2007
- Pam S. had previously offered to help updating the website if needed.
- g. Pam S. will Give Dan the final notes to post on the HOA website, and she will post copies at both mail kiosks.

Notes were taken by Pam Waisanen for Pam Sheldon.