

HOA Annual Winter Meeting - December 6, 2020
SW Hwy 115 Fire Protection District – Cala Rojo Station and on Zoom
Pinons of Turkey Canon Ranch (PTCR)

Notice of the meeting was sent via email on 20 November 2020, pursuant to the provisions of the PTCR HOA bylaws.

The meeting was called to order at 6:31 pm by HOA president Cindy Ragan.

8 lot owners were present in person, 8 logged in via Zoom to participate and 4 lot owners were represented by proxy for a total of 20 voting lot owners represented. A quorum was met (minimum of 18 lots, 30% of lot owners required.)

HOA President (Cindy Ragan) welcomed everyone to the meeting and introduced the board.

Reading of previous minutes was waived. Lot owners were reminded that previous meeting minutes are posted on the PTCR HOA website.

2020 Budget Discussion (Treasurer Mike Heer):

The calendar year 2020 budget was reviewed. A surplus of approximately \$10,000 remains from the 2020 budget. Actual expenses for 2021 and the issues with the community propane system will likely consume the remaining surplus. The budget will likely close at near even.

Discussion of the 2021 proposed budget:

Funding for new street signs has been put aside due to delays of approval from county agencies and the unanticipated costs of maintaining/testing the propane system.

Line item 109 (Propane) is currently estimated at \$16,500. Mr. Rob Butner (M and M Catholics) is currently looking for companies to get estimates for performing the neighborhood-wide leak test. The major costs will likely be to insert tubes in the ground, 3-4 feet deep, spaced about 20 feet apart to conduct the “leak test” for potential propane leaks. This will have to be done along the main gas lines and to every house. Mr. Glaser (Glaser Energy) is confident that there are no leaks based on his measurements of propane provided vs. propane used.

Total budget for 2021 is approximately \$27,000, which is higher than typical. Proposal that HOA dues will be the full \$360 per lot starting in 2021. There will not be a discount this year for paying early. The situation will be addressed annually. This will still leave the budget in the red by about \$6,000.

The HOA currently has about \$33,000 in checking and \$6,500 in a savings account, No bills owed are projected to be threatened.

Recurring fees will adjust the budget as they are identified.

\$16,500 (line item 109) is for the leak test. We will need to consider creating a capital reserve for the future. The propane system is currently 24 years old. The vaporizer is beginning to show its age and will eventually need to be replaced. David Glaser advised that the average life of a vaporizer is approximately 25 years. He also advised that a new one would cost approximately \$30,000-40,000.

Steve Firks suggested decreasing line 105 (Landscape upkeep and mowing) due to current fiscal concerns. Randy Shonk (Common Areas Chair) agreed, but stated that reducing this line may result in fewer mowings of common areas.

Steve asked if the board will ask for competitive bids for Line 109. Cindy Ragan stated there are only 2 companies available and we cannot move forward until an accurate propane map is created. Bids will be requested.

Steve suggested the Ellen Ellson (of the water board) has a propane map showing a different layout and that he has asked her to provide a copy.

Steve suggested the proposed elimination of the \$60 early-pay discount be in place for only 1 year and re-looked as costs are more accurately determined. The board affirmed that this will be done.

Bill Sheeves pointed out that line 105 also includes removing dead/dying trees in common areas on the Fire Department and water lots.

Randy suggested moving these funds to line 107 (Wildfire mitigation) and pointed out that it is possible we may get a "cost share" grant from the state for fire mitigation. He has already requested the maximum \$10,000 cost share.

Mike proposed moving \$1,000 to line 107 and reducing line 105 to \$1,500. Reducing this line may result in fewer mowings in the common areas and easements.

Motion was made and seconded to vote to approve the proposed budget. 18 'yes' votes and 2 'no' votes were recorded and the budget was approved.

Reports from committees:

Architectural Control Committee (Lisa Pecoraro): New owners, Eric and Tessa Voss, Lot# 4 plans were approved.

There are some new solar arrays going up around the neighborhood. As a reminder, the ACC cannot deny solar panels.

Common Areas Committee (Randy Shonk): Possible opportunities and guidance from the state regarding fire mitigation: Common area vegetation needs mitigation. Randy's meeting with Dave Root regarding fire mitigation on private land: The Bear Creek fire was a good example of property owners doing good mitigation that reduced fire damage. 6 people in the HOA have responded with interest in cost sharing mitigation efforts on their property. Dave Root is requesting grant money for much larger areas than just our HOA. The process is moving – no further updates at this point. Randy suggests lot owners contact Dave Root to schedule him to visit properties and make recommendations.

Covenants Control Committee (Wayne Bartley): Nothing to report. No complaints. Wayne appreciates everyone being considerate of each other.

Propane Committee (Andrew Staats): Mike Heer covered most of the propane compliance issues, but suggested a discussion of Dave Glaser's \$10/month maintenance fee. M and M Catholics has put together a "punch list" of items that need to be taken care of. Jim Potts asked if we are considering going to individual tanks. Steve Firks stated that Glaser told him his estimate was \$10,000 per lot to install individual 2,000 gallon tanks. Cindy stated that most lot owners appear to favor a community propane system and by not bringing the community system into compliance, we can be fined up to \$100,000 per day per item not in compliance. Justin Smith has volunteered (and a few others as backups) to be trained to do routine maintenance and testing. Randy stated that since Dave Glaser cannot account for maintenance money already collected, we set up an escrow account to pay for maintenance Glaser does on the system. This topic will be discussed further over the next several months. Another HOA meeting on the topic of propane was proposed when COVID restrictions ease.

Motion was made to adjourn the meeting and seconded.

Meeting ended at 8:10 pm.

William (Bill) Lana
HOA Secretary

Lot owners present in person:

Cindy Ragan

Mike Heer

Bill Sheeves

Andrew Staats

Randy Shonk

Bill Lana

Wayne Bartley

Lisa Pecoraro

Present on Zoom:

William Hull

Julie Whitehead

Jimmy Potts

Kent Ingram

Carl and Pamela Waisanen

Steve Firks

Mark Norman

Paul and Shannon Reinsma

Represented by Proxy:

Ty Steen – proxy to Cindy Ragan

Jim Rose – proxy to Jim Potts

Bernard Makkinje – proxy to Cindy Ragan

Susan Gueck-Gunn – proxy to Lisa Pecoraro