

HOA Board Meeting – October 25, 2020
SW Hwy 115 Fire Protection District – Cala Rojo Station
Pinons of Turkey Canon Ranch (PTCR) HOA

Meeting called to order at 6:30 PM

In attendance:

Cindy Ragan

Mike Heer

Lisa Pecoraro

Wayne Bartley

Randy Shonk

Bill Lana

Bill Sheaves (Non-Member of Board)

TOPIC: Budget report

Mike Heer presented the proposed budget for 2021 and status of 2020 budget. Expenditures are at minimal levels (not including pending spending for propane inspections and potential repairs). Right now, we have \$7,300 in excess funds but upcoming expenditures for the propane system will impact that for 2020. The 2021 proposed budget is about the same as 2020 except a new budget line item for propane compliance expenditures has been added, and a \$2,500 budget “placeholder” for next year is included, pending additional input for a more accurate amount to be included. At projected spending levels we predict a surplus of \$3,500 in 2020 funds. Mike noted the line item in the 2020 budget for \$500 for a possible donation to either the Hwy. 115 CAC or the SW Hwy. 115 Fire Protection District. With the October 11-13 Wild Horse fire, Mike noted the Fire Department is in need of funds to replace damaged/destroyed equipment. An ongoing fundraiser has raised over \$27,000 Mike stated. He also noted there are many other expenses the Fire Dept. has that cannot be covered in the annual budget/funds the Fire Dept. receives. He suggested we use the \$500 in the budget, plus \$500 of discretionary Board spending authority to donate \$1,000 to the Fire Dept. It was agreed to specify what the funds should be used for, and Mike proposed the funds be used for new radios, as the Fire Dept. was looking to replace their obsolete radios, but lacked sufficient funds. The board approved the expenditure of \$1,000 as a donation to the SW Hwy. 115 Fire Dept. for new radios. The Board decided to postpone the approval of the proposed 2021 budget for a later date, pending input following the Oct. 29th

meeting with M&M Cathodic Protection on possible additional expenses for the propane system (see Topic below on the propane system discussion).

TOPIC: Dead trees in the neighborhood

Bill S. raised the point that multiple trees in common areas and on private property are dying and the board might need to add funding to the landscaping budget to address. The possibility that some local firefighters might be enlisted to do the cutting inexpensively was raised. There may be insecticides that will treat the beetle kill trees and the Forestry Service might be able to provide advice. Randy Shonk will attempt to contact Dave Root at the Forestry Service to present options and possibly speak to residents at the next HOA meeting.

TOPIC: Propane system compliance steps

On Thursday, 29 October at 9:00 am, board members will meet with Mr. Rob Butner of M&M Cathodic Protection and Mr. Dave Glaser of Glaser Energy to discuss what is necessary to bring our propane system into compliance with state regulations. It is expected that the required annual gas leak survey and other issues in the 2015 inspection report will be addressed. The TCR water district technically owns the propane system, however the HOA is considered to be the “operator” of the system and is responsible for compliance issues. Resident Justin Smith has volunteered to be trained by Mr. Butner’s company to perform some required maintenance. Mr. Glaser may have a manual for the system and will be asked to provide the HOA a copy.

More information is expected after Thursday’s meeting.

TOPIC: One-way signs at the fire station.

The Fire District has requested permission to install one-way traffic signs at the entrance and exit road leading to the fire station. They have volunteered to pay for the signs and installation. The board asks that the fire district send their proposal (including drawings of the signs) to the architectural control committee to ensure they meet covenant standards.

TOPIC: Quickbooks

Mike proposed the HOA and the Fire Department share a copy of the “Quickbooks” software that both the HOA and Fire Department could use thus reducing costs for both. The board supported this idea.

TOPIC: Next HOA meeting.

Due to current pandemic restrictions, it is unclear if we will be able to have an in-person HOA meeting in December. The board will pursue the possibility of holding the meeting via an online platform such as “Zoom.”

Topics for the next HOA meeting will include the propane system compliance issues, fire mitigation, water quality and the 2021 budget.

7:50 pm Board adjourned.