Winter HOA Meeting and Welcome New Board Member(s): 1/18/2026 4:00 PM held at the Weller Fire Station

Roll Call of BOD: All present

Meeting called to order at 4:02 by Clark Gaddie, President

SPECIAL GUEST SPEAKERS

Notice of Meeting: - mailed to all members with 2026 budget (no change from 2025) as well as posted at the mailboxes on Friday 12/26/25. Most residents should have received the notice in the mail on or around Monday 12/29/25 or 20 days prior to 1/18/26

Reading of Summer meeting minutes: – Summer meeting was held Sunday, June 22, 2025 4:30 PM. Minutes are available on the website
**Waived by Stacy Perry, 2nd Mark Norman…all in favor, motion carried.

Current PTCR HOA officers and positions:

President	Clark Gaddie
Vice President	Mark Norman
Treasurer	Marc Moehlman-Assigned by BOD at 10/30/25 meeting to fulfill Dan Harrell's 3 yr. term through Summer of 2027. Dan resigned as he no longer is a homeowner in this community.
Secretary	Pam Sheldon
Director-at-Large	Paul Ragan
<u>Elected to BOD at 6/22/2025 Summer Meeting</u>	
Director-at-Large	Cindy Ragan-welcomed to BOD at 10/30/2025 BOD meeting
Director-at-Large	Carlos Wright-Resigned prior to 10/30/2025 BOD meeting due to his current workload and commitments. We will open his position for a replacement at the summer meeting.

Reports of Committees:

- Covenants Control Committee Chair – Pam Sheldon One major violation, can't speak of details as it is in litigation.
- Architectural Control Committee Chair – Mark Norman – Two Detached garages, one detached garage addition, two new builds, old directory is updated to include PPRBD's CO order of completion. Almost fully built out and completed in community with only four vacant lots left. The two detached garages and one detached garage addition were properly applied for and accepted by the ACC, two new builds have completed propane connections to the system but still waiting on one home complete all associated requirements, two solar applications properly submitted and approved, and two landscaping projects **Please ask if you are not sure if a project you are planning needs ACC approval, reach out to ACC Chair Mark Norman. Trying our best to protect our covenants and values of homes.
- Common Area Committee Chair – Paul Ragan, replace the plexiglass and stain the notice boxes, pick up some solar lights for monuments, clean up weeds and things.
- Propane Committee Chair – Cindy Ragan
  We are in full compliance with Colorado regulations and DORA did an audit of 2024 on 10/30/2025; we passed for the third year in a row. A tank inspection was due by 12 of 2025 and was performed on October 9, 2025; this is good for 3 years.
- Propane Committee Assistant Chair – Clark Gaddie

*Mulch pile has been removed, Terry Sarver is working on getting security cameras back on up and running, looking to paint propane tank.

Unfinished Business:

- Propane Tank Painting. We are looking at colors and need David Glaser approval for heat/etc. purposes
- Neighborhood Camera Signs – Replacement has been completed.
- Common Picnic Area (Water District Property) and Fire District Fire Mitigation to include Scale and Ips Beetle Treatment – Scale and Ips Beetle Treatment will be performed on both properties in spring 2026 and paid for by the Water District.
- Fire District Chip Pile – Removal update, done at a fraction of cost as the 2 other HOA's that have utilized this area pitched in to pay for removal.

New Business:

- Summary and review of the 2025 PTCR HOA financials

- Review and approval of the proposed 2026 HOA Budget. Marc Moehlman

Several questions on budget were asked and answered. We are still working through a few details as this was handed off last minute by previous board member (who resigned). We will continue to tweak it and work on forecasted financials. The one most difficult to predict are the legal fees. We are confident that the budget from last year will carry us through this year and then for 2027 we may or may not need to reassess.

- No change from 2025 budget. Therefore, no vote is required. However, we did tally by show of hands with present members and proxies, the budget will carry through 2026.

- Vacant BOD positions
  - The Summer meeting is reserved for elections
  - Treasurer vacated by Dan Harrell with Marc Moehlman appointed by the BOD to fulfill from summer 2024 meeting when he was re-elected as Treasurer
  - BOD Member at Large vacated by Carlos Wright – Open for replacement at summer meeting but BOD can appoint someone to fulfill the vacated position if they choose to do so
- Reverse 911 registration information **- Pam Sheldon ** We can post on Website for easy reference.**
  - Reverse 911 for Public Awareness and how to sign up;
  https://www.elpasoteller911.org/peak-alerts

- PTCR HOA Website Administrator. Terry Sarver has volunteered to take this over from Dan Harrell.
- BLM license associated rate increase from $5 to $10 per occupied lot, per month. Visit from Bill Baker from TCR HOA to discuss and explain. **Presentation early in meeting.**
  Bill Baker: BLM access through their roads. Quarry now owns that log cabin (old Perino Property). Turkey Canon Ranch is responsible for jeep trail along with their own private roads. Plans from all 3 HOA's to set up shooting range, work in progress. Bill Baker proposed increase from 5-10 for the use of their private roads to and from the quarry. We should only be responsible for ¼ - ½ mile of the actual private roads. This price increase will be further discussed at the next BOD meeting.
- Steve Schleiker (El Paso County Clerk-Recorder) will visit to talk about home title theft. Presentation early in meeting. Property fraud which is targeting senior citizens. They forge documents and do a quitclaim deed or claims on the property. As clerk and the recorder, we can't deny a deed recording. There is a new property fraud program that we can all sign up for to protect ourselves. ****it is FREE, do not pay to sign up. (a flyer will go to every property owner in the county with the tax bill)**
- Sunday 11/30/2025 8-hour BHE Power Outage and Utility effect within the Pinons.
  We were without power for several hours, both our water system and propane system remained working throughout the entire outage **- Mark Norman**
- TCRWD Update – by **Steve Firks**-Secretary/Treasurer
  Steve Firks, Bill Swihart, Terry Sarver and Paul Ragan are on the waterboard along with Mark Norman. Next election May of 2027. Several grants were administered and utilized for safety upgrades ($25k). Disposal fees are expensive and the resin is expensive. Generator systems are up and running and the mice mitigation was done, generators are fine. Big jobs include recoating water tank and calcium buildup. Outside is faded, welds sand and touchup. Pump house roof needs to be sealed and water on south water has water damage on inside and outside.
- Discussion of other matters of interest to the HOA.

ACC – Bill Swiart, Mark Norman, Clark Gaddie and Mark Luchte
Q: What if ACC won't approve my application because they don't like it: ACC follows our covenants as they are written, posted and displayed on the website. We will work with folks in need of assistance. We are here to uphold them and keep our community compliant and home values up.

We as ACC and CCC are here to enforce covenants, not makeup the rules and we are not the police. If you have a formal complaint, you need to write it up and file it with the ACC Lead. We act in a timely manner with all complaints and typically a conversation solves the issue. (complaints are confidential)

Adjournment:
Candi Gaddie made motion to adjourn, 2nd was Fred Kole, all in favor and adjourned at 5:50.