

## **Pinons of Turkey Canon Ranch HOA Summer Meeting and Picnic held 6/22/2025**

**Summer HOA Meeting** Picnic at 3:30 Meeting to begin at 4:30 PM held at the Weller Fire Station.

### **CALL MEETING TO ORDER AT 4:34 by President Clark Gaddie**

**Roll Call was taken and viewed to verify quorum with attendees and include assigned Proxies.**

There were 21 lots present along with 6 lots by Proxy for a total of 27 lots. Quorum was established and meeting to commence.

**Notice of Meeting:** - emailed to all members and posted at the mailboxes on Friday 6/5/2025 venue change, moved indoors to the Weller Fire Station, was also posted and emailed out to community.

**Reading of Winter meeting minutes:** – Winter meeting was held Sunday, December 8, 2024 at the Weller Fire Station. Minutes were waved, Susan Gunn made a motion, Ty Steen 2<sup>nd</sup>, motion was carried.  
(Minutes are posted on the HOA website shortly after each meeting.) [theopinionshoa.com](http://theopinionshoa.com)

### **Current PTCR HOA officers and positions:**

President	Clark Gaddie
Vice President	Mark Norman
Treasurer	Dan Harrell
Secretary	Pam Sheldon
Director-at-Large	Paul Ragan

Excused absence: Director-at-Large Maridel Kole

### **Reports of Officers:**

#### **President – Clark Gaddie: Miscellaneous Items to note**

Working on security camera system with Terry Sarver. Terry will help hook up and monitor cameras. We are reviewing options and pricing. The neighborhood signs are dated and faded and need to be replaced. Pricing for signs will be approximately 3 for \$120. Several homeowners have cameras that can pick up miscellaneous people and things that are going on in our community and we have a way to reach out to them if needed to get footage and photos.

We have “scale” on trees, this is a problem. They need to be sprayed and the community could be losing a lot of trees. Tall Timber, Green Empire and Save a Tree have been used in our community and neighbors have positive things to say about them. Some tree services include treatment for watering, scale, beetles and mites. There are several different services available at various pricing. It would be but much more expensive if you have to have them cut and removed for mitigation. Some of the companies will cut and remove the dead trees while out spraying. One positive is that a very cold winter can and would kill the scale off.

**Debris disposal:** The Weller station used to allow all of highway 115 to the drop off site, and they would chip it once a year and come and take it. Now we do not have anyone to come and take that. Rock Top Resources has been reached out to and having further discussion. Anyone who wants mulch, please come and take it. However, the site is closed for drop off.

Please be aware and be looking out for our neighborhood. About a month ago, there were approximately 100 pieces of mail scattered on the edge of our road. ESPO was called, and the officer came out to collect the mail. The mail was from another community out on Hwy 94, and an arrest was made.

### **Treasurer – Dan Harrell with current 2025 Budget Status and Complete Financial Report**

For further details, our 2025 Budget is on the HOA website along with the previous year budgets. To review these budgets, ask for the password. (We recently password protected our budgets and financials for privacy and for this community use only)

To date, we are on track with all of our expense accounts. 3-4 years ago, payments of \$900 for HOA fees were split into 3 accounts. First account was \$60 asset, second account \$300 for HOA operations (maintenance, picnic, office supplies, etc.), and third account \$540/year for propane operations which includes; sniff tests, training and covers repairs needed for propane system. Glaser does repairs on our behalf.

Currently there is roughly a little over \$56K in both operations accounts, with a little over \$36k needed to do tests, training and repairs on the propane system for the year. We are currently in good standing on these numbers.

Moving on to the Legal portion of our 2025 budget. As of today, we are a bit over. \$7000 is covered but we are currently over that number at this time for the year. We are just over \$11,000.00. We will continue to monitor these numbers for the following year.

Clark: The legal fees that we are paying out for covenant violation council should be recoverable. Once the situation with the violation is completed and closed out, we should be able to recover all fees incurred as well as legal compensation as stated in our covenants. These funds would then be put back into the budget under the legal financials. There was also a minimal cost for Bill of Sale for Propane Tank purchase that comes out of legal fees as well.

#### **Reports of Committees:**

##### **Covenants Control Committee Chair – Pam Sheldon with Steve Firks and Tony Peterson**

I am looking for someone interested in replacing me as CCC Chair. Please raise hands. (no hands were raised)  
Moving on: As all Covenant issues are confidential, there is nothing to report at this time .

I would like to remind folks that we are not the police. We do not ride around and write people up. If you have a member of the community that is in violation, we ask, if possible, that you approach that individual and see if it can be worked out. We are trying to avoid folks feeling like the HOA is singling them out or picking on them, which is NOT the case. If you are not comfortable speaking with the individual violator, please do not hesitate to report it formally in an email or in writing to the Covenants Control Committee or HOA. These complaints are confidential and will be handled in a professional manner. We as the CCC will try to speak with individuals prior to formal violation filings to see if we can amend the situation. If they are not willing to discuss and are noncompliant, then we are forced to file formal action.

##### **Architectural Control Committee Chair – Mark Norman with Clark Gaddie and Bill Swihart**

Consider reviewing covenants, available on website. Familiarize yourself and the ACC is always available to assist in any questions or projects you are submitting. There is a 30-day time limit for response once the submittal was made. ACC is always available for discussion and guidance. Please review the memo handouts touching on a few repetitive questions and or issues being handed out at the end of the meeting.

Current ACC submitted projects includes, one detached garage, two individual green houses, two new home builds, phase II window replacement, one dog run, and one front door and surrounding area color change are at various stages of construction, approval, or close-out at this time. Please reach out to the ACC with any questions on desired or planned projects for improvements to verify if there is a requirement to submit them to the ACC for review and approval, we have an open-door policy.

Color questions related to the white house have been a topic of discussion several times. The Winter meeting minutes from 2021 states that the ACC approval was an error and they should not have approved the color of the

house and other associated portions painted that color. The color is noted to be in violation of the covenants and will not be approved again for repainting of that house and will not be approved for any other house in the community.

Several projects are in progress and/or under review by the ACC. We are volunteers, so please be patient as all 3 members need to be a part of many related discussions and decisions. We all have lives, vacations, and commitments, and meet as soon as we can get together as necessary.

**Commons Area Committee Chair – Paul Ragan**

Nothing to report at this time.

**Propane Committee Chair – Clark Gaddie**

On May 22 there was a temporary gas outage. We apologize for the inconvenience. A new build locate was in progress when a line got nicked. David Glaser has done this for several community members to help them save money so they do not have to pay to have directional drilling done for hook up. It was marked 3 times and 811 was called for all locates at each event. David Glaser was operating the backhoe, and had another employee with him when he hit a line. In an abundance of caution, the system was shut down for a few hours. David Glaser and his group went to every home to shut off all the meters. Glaser Energy then did a drop test. They had to then relight each individual homes. David Glaser had employees here on site all day and into the evening and early the next morning to take care of the few that were not home at the time the previous day. Thank you to Glaser group for their detail to safety, service and community.

During the relight of individual homes, we found 2 homes that had natural gas jets in their appliances, not propane. They were repaired. This was a good thing that they were caught and replaced properly.

Every 10 years a shut down and restart of the service is needed to be done by Glaser as mandated by the PUC. This shut down and test was due to be done in 2026. Due to the outage and getting everyone up and running, we do not need to test for another 10 years. David Glaser was appreciative that members of our community were kind and understanding.

**Propane committee – Cindy Ragan**

There are no regulatory requirements regarding the painting of our propane tank. It is considered maintenance, so we can do whenever we want and in whatever color we wish. We will get several quotes for best price and discuss further.

We had our audit of the 2023 propane data in February 2024, which we passed and are considered by the PUC to be in full compliance. We just received the 2025 Proposal from M&M Cathodic, which we noted has not gone up in cost over the past couple of years.

**Nominations and Elections of open director positions: The HOA Board of Directors is comprised of President, VP, Treasurer and Secretary and up to 9 total including Directors at Large are allowed.**

**Positions for Directors at large are open:**

Clark Gaddie nominated Cindy Ragan

Carlos Wright nominated himself

A show of hands for each candidate was approved unanimously, with no one apposed.

**Unfinished Business:**

Do not have any at this time.

**New Business:**

TCRWD update by newly elected member, Steve Firks. The Water Board approved for Steve to be the spokesman for the WD at the PTCR HOA's summer meeting.

**Turkey Canon Ranch Water Board Representative - Steve Firks**

Our community has some of the best water available for a community our size. Better water than would be possible for someone using a well. Uranium, thorium and radium are among the heavy metals removed by our system. Election was on May 6, Steve and Bill Swihart are newest to the board then Mark Norman then Jim Potts and President Jim Rose. This recent election was the 1<sup>st</sup> actual vote in many years. Small turnout for voting. With 54 properties, and likely more than one hundred available voters, only 20-25 people came out to vote. We would like to make sure more people turn out in the future.

Water district just received a \$25k grant for safety purposes. Currently the ladder to the top of the tank needs safety improvement. We are going to extend the railing further so it extends on the top of the tank to inspection and access points. We also received a grant for safety harnesses to go up, now they will have a clip so they are safer for working on tank. Water District is working to establish a .gov website. It will be ADA (Americans with Disability Act) compliant.

The WD appreciates the fire mitigation performed by the fire department.

We have 16 spent resin barrels that will be disposed of in the next month, for approximately \$24,000.

Please be sure to open the attachment on your water bill to see if you are late or behind on payments. Our current billing process does not allow a prior underpayment or debt to be rolled into the current month's bill.

Please come to water board meeting 3<sup>rd</sup> Wednesday every month in the Firehouse. It's also posted at both mailboxes.

We thank you Steve and Bill for volunteering to be on the water board and being here today.

**Open to the floor for discussion of any other matters of interest to the HOA.**

Candi Gaddie mentioned hearing on the news of possible electrical shutdowns when high winds occur. Would our community be affected by the shut downs? Lines on a windy day can be a fire hazard, so Black hills energy is looking to shutting parts of grid off on severe high wind days. (rolling brown-outs) Black Hills lines stop close to here and we are underground so we may not be affected by these temporary outages.

Our water system has 2 backup generators and buried propane tank that is separate from the main propane system, therefore, we will not lose water if we lose power.

What if there is an outage and there is a fire? We will still have power for firefighters to fight the fire. We are currently looking to add a hydrant on Lower Cala Rojo and upper Cala Rojo roads.

Mark Norman re. Black Hills underground utility insurance mailing:

Be aware, if you are receiving documents in the mail for underground utility insurance through Black Hills Energy, they will more than likely not cover the utilities in our community and in his opinion, is not something anyone should fall for and spend money on.

Michael Childs: How often do they do the roads? The roads are usually done every 5-10 years. The slurry seal is a last-ditch effort before needing to replace them completely. As we all can see there is already rutting and tire marks in the roads along with weeds and grass growing up through them.

Candi: Just want to mention a new vineyard opened up in Penrose called the Bugling Elk and it is a family and veteran owned establishment. They have great wine and charcuterie boards along with entertainment from time to time. Nice spot to visit, check out their website at: [buglingelkvineyards.com](http://buglingelkvineyards.com)

Clark: Candi will hand out covenant related memo sheet to all of you before you go, please review.

Clark made a motion to adjourn, Steve Firks 2<sup>nd</sup>, a show of hands for approval was unanimous, none opposed.

Meeting adjourned.

**Adjournment: Document time of meeting adjournment is 5:38pm.**