PTCR HOA BOD Meeting

Board of Directors Meeting – 3/20/2026 1:00 PM held at the Weller Fire Station

Roll Call of BOD – called to order at 1:05 PM, All members present.

Notice of Meeting - coordinated via text messaging by President Clark Gaddie on Wednesday 3/11/2026

Reading of minutes of preceding meeting – Winter General Membership HOA meeting as well as the two pre-Winter meeting minutes. Mark Moehlman made a motion to waive the reading of the minutes Mark Norman seconded. Motion passed unanimously

Current PTCR HOA officers and Director positions

President	Clark Gaddie
Vice President	Mark Norman
Treasurer	Marc Moehlman
Secretary	Pam Sheldon
Director-at-Large	Paul Ragan
Director-at-Large	Cindy Ragan

Reports of Officers

- President's Report – Clark Gaddie
  - Updates affecting the HOA
    - BLM Access Increase per TCR/Highlands HOA meeting 12/6/25. Discuss bill access license prior to approving the invoice to pay
      -as per clarification document, we are only responsible to pay for the ¼-1/2 mile of the Turkey Canon Ranch stretch of road. (proportion of raising the dues is the question) License agreement says each lot owner shall pay to Turkey canon Association $5.00 a month per each completed home. By TCA owners of lots in TCR are increased in cost for the maintaining the roads. Clarification of if there is increase cost in maintaining for increase the same as assessment of the entire streets or the small stretch that we access. **clarification from the TCRA President for the financial changes and the section of road.

      *Mark Norman made a motion to pay them the $3000 so we do not go in arrears, Pam Sheldon 2nd, motion passed unanimously. Further discussion and meeting needed. Clark reached out to schedule a meeting with them.

    - BLM Shooting Range Update – No updates
- Treasurer's Report – Marc Moehlman
  - Dues received, we are in good shape with only one outstanding payment due at the time of our meeting.
  - 2026 Budget is on track at this time

Reports of Committees –

- Covenants Control Committee Chair – Pam Sheldon, Covenant Violation ongoing litigation
- Architectural Control Committee Chair – Mark Norman 1 new build nearing completion with CO expected soon, 2 new builds have CO's from PPRBD and working on final touches and will be scheduled for a final verification visit by the ACC in the near future; 1 detached addition ready for a final verification visit by the ACC, 1 detached garage progressing well, 1 detached garage will start construction this spring, 1 solar and landscaping project is awaiting final completion verification by the ACC soon, 1 detached garage solar project has been put on hold by the owner, 1 landscaping project is scheduled to take place this spring, and 1 small greenhouse has been approved and pending construction.
- Commons Area Committee Chair – Paul Ragan, lights at entry signs are done, did the boxes for posting, new plexiglass and boxes up and clean up entrance. (volunteers needed)
- Propane Committee Chair – Cindy Ragan, 5 reports were due at end of March, all of them have been filed and are up to date.

Unfinished Business

- Propane Tank Covenant Violation legal action, it may be moved from County court to District court.
- Propane Tank Painting Color has been approved by Glaser; we are just waiting on legal expenses to end before moving forward with the cost of this item.
- Security Camera Signs in neighborhood, Clark Gaddie posted
- Website Posting update – Mark Norman, working with Terry Sarver to update and post board approved documents.
- Bylaw changes to meeting notification methods and any other proposed changes. (need to schedule a meeting in the near future to work on this and clean up our policies)
- Propane Equipment Ownership and Insurance (HOA has ownership and the Water District has liability insurance on all propane equipment located on Water District Property)

New Business

- BLM Access Increase and license *further discussion with Bill Baker once meeting gets scheduled.
- HOA Insurance, pricing remains the same for Common Areas liability and board members, pay as bill comes in
- Bylaw changes *address at additional meeting as noted in old business.
- Website Documents – Legal Advice, budget should be password protected and 3 years should be posted; once done, Pam will email HOA Members the password. BOD agreed to only Post 3 years of minutes on website with backup archived files to be kept containing the older minutes. Mark Norman made motion, Clark Gaddie seconded, motion passed unanimously.
- Pam Sheldon – Resignation intent for Secretary and Covenant Control Committee Chair end of May. We will look to open up that position and either vote for someone in for the interim or wait for vote in June as that will complete her 3-year term.
- Secretary Archived Documents, need to load on thumb drive.

Adjournment

Motion to Adjourn, Clark Gaddie, Mark Norman 2nd. Passed unanimously. Adjourned at 2:22 pm.