

Highlands of Turkey Canon Ranch Annual HOA Meeting

Annual Meeting Minutes

www.htcrhoa.com

Monday, October 24, 2022 6:30 PM

Home of Jerry and Karen Moore

15836 Spanish Peak View

Colorado Springs. CO 80926

1. Call to Order/Review of past meeting minutes

Meeting called to order at 6:44 PM.

Quorum verified (17 lots represented in person or via proxy) and Minutes from 2021 Annual meeting reviewed and accepted.

Motion: Susie McClurg Second: Doug Woolley Vote: Unanimous

2. Old Business

a. Road repair, condition review

Discussion: Road condition reviewed. During 2022, eroded culvert on Henry Ride repaired, repairs accomplished on Henry Ride. Anticipate additional guardrail install on Big Spruce in 2023 and crack fill on HOA roadways in 2023.

b. Trash collection

Discussion: Current dumpster capacity and operation adequate for foreseeable future.

c. HOA gate operation

Gate required various repairs in 2022. Lightning strike in July destroyed phone pedestal hardware and software and battery for gate operation. All damaged components were replaced in 2022 after

payment of HOA insurance deductible. System now fully operational with enhanced operation.

3. New Business

a. Election of Officers-Vice-President (3 year term)

Election for HOA Vice-President. Jerry Moore nominated for three year term

Motion: Mark McClurg Second: Doug Weiss Vote
Unanimous

b. New Business

Discussion: Gary Starr has served as HOA construction review architect, but sadly passed earlier this year. Michael Augenstein was recommended and has performed one new construction review for HOA in 2022. Excellent work product. Michael will be used for HOA review going forward.

b. HTCR 2022 Financial Report/2023 Operating Budget

Discussion: Jeff Johnston, HOA Treasurer presented 2022 Financial Report. HOA is in sound fiscal condition. Reserves adequate to address anticipated future expenditure needs. 2022 Financial Report accepted and 2023 Operating Budget adopted.

Motion: Doug Weiss Second: Susie McClurg Vote
Unanimous

c. HTCR Developed/Undeveloped Dues for 2023

Discussion: Developed lot dues of \$900 a year and Undeveloped lot dues of \$300 will meet anticipated operating expenditures for 2023.

Motion: Karen Moore Second: George Wadson Vote
Unanimous

d. HTCR 2022 Delinquent Dues Report

Discussion: All dues are current as of Dec. 31, 2022. No property is

past due.

e. 2022 HOA Expense Reimbursement

Discussion: Certain miscellaneous HOA expenditures are paid directly each year by Mark McClurg and are reimbursed at the Annual Meeting.

Motion: **Susie McClurg** Second: George Wadeson Vote
Unanimous

f. BLM Land access

Discussion: BLM access is currently running smoothly after discussions with TCR HOA landowners. No change to access policy or procedures to report.

g. Donation to Highway 115 Fire Department, Other business

Discussion: HTCR HOA will donate \$250 to Highway 115 Fire Dept. .

Motion: Susie McClurg Second: Mary Wadeson Vote: Unanimous

4. Adjournment

Mark McClurg, President

Meeting moved to adjourn at 8:25 PM.

Motion: Doug Weiss Second: Doug Woolley Vote
Unanimous