

**Highlands of Turkey Canon Ranch Filing 2**  
**Homeowners Association**  
**Minutes**

1. The meeting was called to order by Mark McClurg, president of the Homeowners Association (HOA) at 6:18 PM December 6, 2004.
2. Attending the meeting:  
Mark McClurg – President  
Mark Morley – Vice President  
James Morley – Treasurer / Secretary  
  
Also attending were residents / property owners:  
Susan McClurg  
Robin Morley  
James Wolcott  
Shannon Saramaa  
Ellen Frazee

3. First order of business was to discuss April 19, 2004 (old business).
  - A) Road Improvements: James Morley has been working with Rocky Mountain Materials for completion of road work. A bid for the work was received with work to begin in late spring / summer 2005.
  - B) Peoples National Bank is now the bank for the HOA
  - C) Dues for 2004 and 2005 have been established and are currently being collected. \$60.00 per month for residents and \$30.00 per month for non-residents.
  - D) The Board has approved the use of Hogan and Hartson as the HOA's legal counsel. Unfortunately, our attorney has left. Mark Morley is pursuing other options with them.

**New Business:**

1. Custom Landscaping has been retained for snow removal.
2. Tall Timbers has been retained and has completed the removal of dead and deceased trees along the roadways. Also, Tall Timbers will spray the trees along the roadways and identified home sites (up to the individual lot owners) beginning this spring. They will be spraying both spring and fall.
3. As mentioned in old business, Hogan and Hartson was to be retained by the HOA. One of the first priorities was to have been the preparation of a notice to the owner of Lot 20 to remove all construction materials located on the lot and roadways. This will still be pursued but not sure if Hogan and Hartson will be handling it.

4. An architectural review committee has been established for review of new housing plans.
5. New street signs will be ordered and put up this spring.
6. Because of the delay in road improvements the road turn over agreement will be modified and extended.
7. Mark McClurg will be meeting with the lower HOA (Turkey Canon Ranch HOA) to discuss their revised dues. We do not approve of their modifications.
8. James Wolcott will be investigating how to repatriate the mineral rights which the federal government currently holds on some of the properties. His concern has to do with the potential, no matter how unlikely, of a group coming in and possibly leasing the minerals from the federal government i.e. natural gas.
9. Mark McClurg moved to close the meeting at 9:15 PM December 6, 2004.