

Highlands of Turkey Canon Ranch Filing II Homeowners Association Minutes

1. Meeting was called to order by Mark McClurg, President, of the Homeowners Association at 6:00 p.m. December 8, 2005.
2. All Board Members are present.
3. Review of past meeting minutes were reviewed and approved.

New Business

1. Highlands H.O.A. Road Resurfacing Report: The road resurfacing project has made terrific headway with the majority of the roads complete as of October 2005. Leaving the Northeast section of Big Spruce, south end of Henry Ride Heights, some resurfacing of Phantom Canyon View and a new lift on the existing paved Henry Ride Heights.
2. Dues for 2006 were set again at \$720.00 annually for residents and \$360.00 annually for vacant land.
3. It was agreed that this year the H.O.A. would forego the spraying of the trees, because the drought appears to have subsided and with the increased moisture the trees should be able to fend off the insects. This will be reviewed again at our 2006 annual meeting, planned for this December.
4. New street signs have now been installed.
5. We retained the same contractor to handle our snow removal and will continue with them for the upcoming 2006/2007 season.
6. It was agreed that we would install a security gate at the entrance to the Highlands and assess a special assessment to all lot owners.
7. The Board has directed Mark Morley to look into D & O Insurance for the H.O.A. Board.
8. President Mark McClurg is continuing to discuss the dues situation with the lower association to settle modifications the lower has put in place.
9. Mark McClurg moved to close the meeting at 9:20 p.m. December 8, 2005.