

Highlands of Turkey Canon Ranch HOA

Meeting Minutes

12/12/2006

I. Call to order

Mark McClurg called to order the regular meeting of the Highlands of Turkey Canon Ranch HOA at 5:45pm on 12/12/2006 at Morley Companies office 15 N. Nevada Ave. Colorado Springs CO, 80903.

II. Roll call

James Morley conducted a roll call. The following persons were present:

Mark McClurg – President
Mark Morley – Vice President
Shannon Saranaa
Chuck Smith
James and Susan Wolcott
Doug Wietz
Pete Foster Jr.
Marshia Hill

III. Approval of minutes from last meeting

Mark McClurg read the minutes from the last meeting. The minutes were approved as read.

IV. Old Business

- a) Road improvements: Pete Foster Jr. It was reported by Pete that all paving has been completed. Pete also recommended that there are a couple locations along the road system that will need to be addressed this spring for fortification to avoid potential failure in these areas. Pete is working with some groups to address the solutions so we can complete in 2007.
- b) Financial Report: Reviewed existing budget and expenses and identified dues still owed from members. It was agreed we will address the 2007 Budget in “new business” and to address dues delinquencies in “new business”
Financial report: Approved
- c) Architectural review committee: Mark McClurg has secured a architect to review building plans. The cost at submittal will be \$300 and paid to Starpro.
- d) Gated security entrance: As you are aware from the 2006 minutes the gate is in and operable.
- e) Snow Removal: retaining the existing contractor.
- f) Turkey Canon Ranch HOA relationship: It has been requested that we wait until the new board of T.C.R.H.O.A. is appointed at which time we will meet to hash out any disagreements. This meeting has now been set and will report back with comments.

V. New Business

- a) Insurance: The H.O.A. has chosen Don Bates agency to provide liability insurance for the H.O.A. The annual premium worked out to be approx. \$1,300.00
- b) H.O.A. Legal representation: Mark McClurg has been working with attorney Leonard Rioth who specializes in H.O.A.'s and as recommended by Leonard, rather than retaining him, it would be better to work with him on a case by case basis.
- c) Gate Operating Expense Reimbursement: Currently Mark and Susan McClurg have agreed to be billed for the modest monthly Phone and Electric bills and will provide the invoices to the H.O.A. for reimbursement.
- d) Future Road Maintenance schedule: Pete Foster Jr. will be providing the H.O.A. with a write up advising us as to recommendations provided by the road contractor for review and approval.
- e) It was agreed by the Board based on preliminary recommendations from road contractor and past history with snow removal, forestry needs, and trash collection that the budget should be increased. The agreed upon 2007 annual dues by the board and the member attending is \$1,200.00 per unimproved lot and \$2,400 per improved lot. Budget approved.
- f) 2007 dues and delinquency clarification: Annual dues shall be due April 1st, 2007. Payments need to be made to H.T.C.R. H.O.A. Attn. Mark Morley, 20 Boulder Crescent, 2nd floor, Colorado Springs CO, 80903. To address the delinquency issues it was agreed that the 2006 dues still owed must be paid by April 1st, 2007. If not received an 18% interest penalty shall be applied to dues owed beginning January 1st, 2007. So, please get caught up. We don't want anyone being penalized. For 2007, the 18% interest penalty shall start April 2, 2007.
- g) U.S.P.O. Mail Delivery: We are having a communication breakdown (dispute) regarding the location of the H.O.A. final mail box location. The H.O.A. is clearly right on this, but it is going to take some pushing on our part to get it resolved. Mark Morley has agreed to work with the P.O. to get this resolved.
- h) Colorado Forestry visit review: Although, we have seen some infestation and die off, apparently the forest is fairly healthy and with the beneficial rains and two straight cold (Normal Winters) the forest has been able to fend off the infestation attacking Colorado since 2002. There are four types of beetles, two of which are deadly. We show no signs of either.

VI. Additional Items of Discussion

- a) Construction guidelines: The board members agreed that some standards should be set regarding what types of equipment are acceptable in regards to new construction in order to help extend the life of the road system. Mark McClurg offered to take a first stab at it to then be reviewed by the board with input from members. Some ideas that were discussed: trailering in all tract

- equipment, using smaller tonnage cement trucks and requiring all contractors to provide bonding for damaged roads.
- b) Replacing the current concave mirrors with better quality mirrors.

VII. Meeting Adjourned

Mark McClurg adjourned the meeting at 8:14 PM.