

Highlands of Turkey Canon Ranch
Annual Homeowner's Association Meeting

Tuesday, November 4, 2014

6:00 PM

Home of Mark and Susie McClurg

15795 Phantom Canyon View

Colorado Springs, CO 80926

Meeting Agenda

1. Call to Order

6:35 call to order.

Attending: Mark and Susie McClurg, Marcia Hill, Doug and Lisa Weiss,

Paul and Laura Kolivoski, Eric and Stacy Rasmussen, Ken and Carol

Bishop

18 lots (seventy-eight percent) represented in person or by signed

proxy.

2. Review of past meeting minutes

Motion: Paul, 2nd: Ken

Approved

3. Old Business

a. Road Condition Review

Road update discussion of road work, sealing and crack filling complete.

Trees are encroaching on the sides of the roads—we will have them cut down near the roadways.

b. Turkey Canon Ranch HOA

Lower HOA experiencing cumulative issues with deferred road maintenance. They may want us to pay more to repair unrelated lower HOA roads. Terms of the stipulation between the two HOA's will control

c. HOA Security

Vandalism to the roadside electrical boxes occurred. They have been repainted by Mark -- about six boxes. Two months ago we had skateboarders come in and damaged the gate, trespassed and skateboarded up here. They were here on at least two occasions. New gate is scheduled to be installed next Tuesday. Police reports were filed and vehicle photos were taken and sent to the police. The new gate will be more secure. Researching a security camera to monitor gate entrances.

2. New Business

a.HTCR 2014 Financial Report/Operating Budget

Financial statement review.

Motion: Doug, 2nd: Marcia
Approved

b. HTCR Developed/Undeveloped Dues for 2015

Propose reduced dues structure for 2015.
\$900 per year or \$75/mo for developed lot
\$300 per year or \$25/mo for undeveloped lot

Motion: Eric, 2nd: Laura
Approved

Budget 2015 expenses

Motion: Eric, 2nd: Paul
Approved

c. HTCR Delinquent Dues report/Legal Fee Authorization

Lots 10 and 16 are both delinquent to our HOA and to TCR HOA. Both associations have jointly met with legal counsel.

Lot 16 last purchased in 2009. Has various deeds of trust currently outstanding. As a result, there is little equity in the property. Also delinquent on property taxes. Mark McClurg will continue to research available remedies, if any. Balance owed: \$1,800 plus fees and interest.

Lot 10 purchased in 1998. Had an initial construction loan with a current balance that indicates equity in the property. HOA policy allows for preclusion of common elements usage and terminating maintenance on common areas used by delinquent owner. Balance owed: \$3,200 plus fees and interest.

d. Gate Operation/HOA Access

New gate to be installed. Will include heavier duty operator and be more difficult to vandalize. Researching a gate security camera (\$500-600 estimated cost). Recommended to start simple and expand later, if needed. Ken discussed a more expensive gate box (\$5000-6000) that could provide individual owner codes and family vendor codes.

e. 2014 Expense Reimbursement Requests

Reimbursement to Mark McClurg for \$1,580 for HOA expenses paid during the year.

Motion: Ken, 2nd: Eric
Approved.

f. HOA Dues Collection Procedures

Language to restrict common area usage for owners with past due

monies. New policy will be posted on HOA website.

Motion: Eric, 2nd: Ken

Approved

g. BLM Access

Last spring we had campers leave unattended fires. Everyone should be vigilant if you go back to the BLM land.

h. HTCRHOA.com website

Report, no action required.

i. Other Business

Set back restrictions: Section 104 of HOA Conditions and Covenants currently requires setback of 100 ft from roadways or neighboring lot lines. Several lots cannot physically comply with the current setback restrictions. Language proposed to change setback requirements in Section 104 to fifty (50) feet as follows:

Section 104: No structure, including Dwelling and non-Dwelling Structures shall be erected, placed or constructed within **fifty (50)** feet of any lot lines of a Tract. Additionally no Structure shall be erected, placed or constructed within **fifty (50)** feet of any right-of-way line of any road within the Property or within **fifty (50)** feet of any easement burdening the Tract; provided, however, that Declarant may allow a driveway entrance monument closer to the road than **fifty (50)** feet. No Structure may exceed thirty feet (30') in height measured from the average elevation of the natural ground contour around the foundation of the Structure.

Motion to amend set back restrictions: Doug, 2nd: Carol

Unanimous approval.

3. Adjournment

Motion to adjourn: Laura, 2nd: Susie

Approved

Meeting adjourned at 8:30 PM

