

Highlands of Turkey Canon Ranch
Annual Homeowner's Association Meeting

Wednesday, November 18, 2015

1. Call to Order-Meeting called to order at 7:00 PM

Attending: Laura and Paul Kolivoski, Jerry and Karen Moore, Ken and Carol Bishop, Sam Nussbaum, Susie and Mark McClurg, Eric and Stacy Rasmussen, Lisa and Doug Weiss

Total lots represented 14 in person, 4 via proxy

2. Review of past meeting minutes

Motion to accept: Rasmussen, second Bishop. Unanimous approval

3. Old Business:

a: Road review: Extensive rains this year produced very little road damage. Cracks in roadway filled by Avery Asphalt. Some roadway damage caused by excavator driving steel tracked machinery on roadways. Currently negotiating with general contractor to repair.

b. Turkey Canon Ranch HOA: New agreement between Highlands HOA and TCR HOA for use of roads and trash collection etc. to take effect January 1, 2016. Highlands owners will no longer pay fees to TCR HOA for use of roads, trash collection etc.

4. New Business

a. Trash collection: 8 cubic yard dumpster selected for use by Highlands owners only. Use to commence 1/1/16. Fees for usage will be considered as part of 2016 Budget.

Motion to approve: Bishop, second Rasmussen. Unanimous approval.

b. Road Maintenance: No maintenance anticipated for 2016.

c. HOA access/security: New gate working well. Security camera purchased, will be installed. Suggestion made for delivery dry box for package delivery during inclement weather.

d. Election of Officers:

Nominations for President: Mark McClurg (term to expire 12/31/17), Treasurer: Paul Kolivoski (term to expire 12/31/18), Secretary: Susie McClurg (term to expire 12/31/18).

Motion to elect all simultaneously: Weiss, second Bishop. Unanimous approval

e. HTCR 2015 Financial Report /2016 Operating Budget

2015 Financial Report and 2016 Budget presented for approval

Motion to accept: Kolivoski, second Weiss. Unanimous approval.

f. 2016 HOA dues:

Motion to continue dues for 2016 at 2015 levels: \$300 @ year for undeveloped lot, \$900 @ year for developed lot: Bishop. second Nussbaum. Unanimous approval.

g. Delinquent dues report: All lots are current with the exception of Lot 10. Lot 10 is making regular payments and should be paid in full by year-end.

h. 2015 Expense Reimbursement.

Mark McClurg presented personal expenses incurred on behalf of the HOA in 2015 for reimbursement.

Motion to approve: Weiss, second Kolivoski. Unanimous approval

i. BLM Access:

Discussion to stress care of BLM access.

j. Other Business:

No other business.

5 Adjournment

Motion to adjourn: Rasmussen, second Weiss. Unanimous approval.

Meeting adjourned at 8:20 PM.