

Highlands of Turkey Canon Ranch Annual HOA Meeting

www.htcrhoa.com

Wednesday, November 20, 2019 6:30 PM

Home of George and Mary Wadson
15630 Henry Ride Hts. Colorado Springs, CO 80926

Meeting Agenda

1. Call to Order/Review of past meeting minutes

Meeting called to order 6:50 PM

Present: Paul and Laura Kolivoski, Jerry and Karen Moore, Mark and Susie McClurg, George and Mary Wadson, Doug and Lisa Weiss, Ken and Carol Bishop, and Chuck Smith. Jeff and Jennifer Johnston by phone. Seventeen lots represented at meeting.

Motion to accept past minutes by Susie McClurg. Seconded: Paul Kolivoski.

Approved: unanimously.

2. Old Business

a. **Road repair, condition review** - current conditions reviewed. Avery will grind out, mat, repair some areas and crack fill others as marked. Work to begin early next year when conditions are favorable. Cost \$8,000.

b. **Trash collection** - Dumpster is emptied weekly on Tuesday morning. Padlock has been replaced. Cost of service \$259/mo

3. New Business

a. **Election of Officers-Vice President-term to expire 2022**

Ken Bishop was nominated by Carol Bishop. Seconded by Chuck Smith.

Approved unanimously.

b. **HOA access/security, Entrance gate repair**

Gate was damaged by electrical storm: Operator, battery, motherboard, phone call

box all destroyed. Covered by our insurance after deductible.

Newest residents will be added to the call box as weather permits. This will facilitate updating delivery or construction drivers on current road conditions in the Highlands

Overhead log on Highlands entrance sign will be replaced in the Spring. Logs, delivery, and installation approximately \$1000.

c. HTCR 2019 Financial Report/2020 Operating Budget

Motion to approve 2019 expenditures and 2020 budget: Laura Kolivoski. Second: George Wadson. **Approved: Unanimously.**

d. HTCR Developed/Undeveloped Dues for 2020

Motion to approve: Susie McClurg. Second: Paul Kolivoski.

Approved: Unanimously.

e. HTCR Delinquent Dues Report Lot 10 currently in arrears. Assessment lien has been filed on behalf of HOA and required notice sent to owner.

Motion to approve: Ken Bishop. Second: Susie McClurg.

Approved: Unanimously.

f. 2019 HOA Expense Reimbursement

Motion to approve reimbursement: Laura Kolivoski. Second: Chuck Smith.

Approved: Unanimously.

g. Hitch Rack Ranch Gravel Quarry report Transit Mix appears to have abandoned the proposed project.

h. BLM Land access All owners have preserved easement right of entry to BLM land. Land to the right of the entrance trail as you enter and proceed is private. Land to the left of the trail is public.

i. Other business - New home for Hartmann/Lot 11 planned for 2020

4. Adjournment

Motion to Adjourn: Susie McClurg Seconded: Doug Weiss

Approved: Unanimously Meeting adjourned at 8:15 PM.

s/s Mark McClurg, President