

Highlands of Turkey Canon Ranch Annual HOA Meeting

Annual Minutes

www.htcrhoa.com

Thursday, October 28, 2021 6:30 PM

Robert Weller Fire Station

15580 Cala Rojo Drive

Colorado Springs. CO 80926

1. Call to Order/Review of past meeting minutes

Meeting called to order at 6:37 PM.

Quorum verified and Minutes from 2020 Annual meeting reviewed and accepted.

Motion: Jerry Moore Second: Susie McClurg Vote
Unanimous

2. Old Business

a. Road repair, condition review

Discussion: Road condition reviewed. During 2021, trees removed from Big Spruce View, repairs accomplished on Henry Ride. Anticipate additional guardrail install on Big Spruce in 2021.

b. Trash collection

Discussion: Current dumpster capacity and operation adequate for foreseeable future.

c. HOA gate operation

Gate required various repairs in 2021. Phone pedestal area code software nearing programming capacity. Will likely require replacement in the near future to accommodate anticipated new homes.

3. New Business

a. Election of Officers-Treasurer, Secretary (3 year term)

Election for HOA treasurer. Jeff Johnston nominated for three-year term

Motion: Mark McClurg Second: Susie McClurg Vote
Unanimous

Election for HOA secretary: Karen Moore nominated for three-year term

Motion: Susie McClurg Second: Doug Weiss Vote
Unanimous

b. Review of lots recently sold, possible new homes

Discussion: There have been seven lot resales in the past 12 months, with several new homes likely to be built in the near future.

b. HTCR 2021 Financial Report/2022 Operating Budget

Discussion: HOA is in sound fiscal condition. Reserves adequate to address anticipated future expenditure needs. 2021 Financial Report accepted and 2022 Operating Budget adopted.

Motion: Doug Weiss Second: Carol Bishop Vote
Unanimous

c. HTCR Developed/Undeveloped Dues for 2022

Discussion: Developed lot dues of \$900 a year and Undeveloped lot dues of \$300 will meet anticipated operating expenditures for 2022.

Motion: Ken Bishop Second: George Wadeson Vote
Unanimous

d. HTCR 2021 Delinquent Dues Report

Discussion: All dues are current as of Dec. 31, 2021. No property is past due.

e. 2021 HOA Expense Reimbursement

Discussion: Certain miscellaneous HOA expenditures are paid directly each year by Mark McClurg and are reimbursed at the Annual Meeting.

Motion: **George Wadeson** Second: Ken Bishop Vote
Unanimous

f. BLM Land access

Discussion: There continue to be ongoing BLM access discussions with TCR HOA landowners. No change to access policy or procedures to report.

g. Donation to Highway 115 Fire Department, Other business

Discussion: HTCR HOA will donate \$100 to Highway 115 Fire Dept. for use of the fire station for the HOA Annual Meeting.

4. Adjournment

Mark McClurg, President

Meeting moved to adjourn at 8:10 PM.

Motion: Doug Woolley Second: Susie McClurg Vote
Unanimous