

Highlands of Turkey Canon Ranch HOA

Annual Meeting Minutes

October 28, 2010

I. Call to order

Mark McClurg called to order the regular meeting of the **Highlands of Turkey Canon Ranch HOA Annual Meeting** at **6:50 PM** on **October 28, 2010** at the home of Home of Doug and Lisa Weiss 3765 Big Spruce Heights, Colorado Springs, CO 80926.

II. Roll call

Mark McClurg conducted a roll call. The following persons were present:

Mark McClurg – President

James Wolcott- Treasurer

Doug Weiss, Lisa Weiss, Susan Wolcott, Ken Bishop, Susan McClurg, and Shannon Saramaa.

Owned lots represented in person 10

Owned lots represented by Proxy 6

III. Approval of minutes from last meeting

Ken Bishop moved approval, James Wolcott seconded. The minutes were approved as read.

IV. Old Business

A. Road Condition Review

Rainstorm August 5, 2010 filled four roadside areas with sediment. We will consider roadwork repair in four areas for \$1,810 as part of 2011 Budget approval. Alternative bid for same work was \$10,000.

B. Turkey Canon Ranch HOA

Discussion of fire mitigation along Henry Ride.

C. Lot 20 Litigation Review

Memo of Understanding with Turkey Canon Ranch HOA to split attorney fees, etc, associated with litigation 2/3 (Highlands HOA) and 1/3 (Turkey Canon Ranch HOA). Attorney performed search for legal lot owner who cannot be located.

D. Lot 16 Cell Tower lot

Lot 16 previous owner signed an agreement when property sold that he would pay all dues. Lot went to foreclosure and sold in June 2010. An HOA can only recover 6 months delinquent dues following a foreclosure sale. Six months delinquent dues and balance of 2010 have been collected on Lot 16.

V. New Business

A. Election of HTCR HOA Vice President

Motion: Doug Weiss nominated Ken Bishop 2nd: Susie McClurg Approved:
All

B. HTCR 2010 Financial Report/Operating Budget

The **2010 HOA Income Statement and 2011 HOA Budget Projection** were distributed and reviewed by Mark McClurg.

Actual projected expenditures for 2010 are \$19,796 (\$13,601 is recoverable from Lot 20 litigation expenses) with actual HOA dues collections and other income of \$32,766, providing a projected year-end account balance of \$41,117.

Budgeted expenditures for 2011 are \$19,500, including \$10,456 for regular sealcoat maintenance.

2010 HOA Income Statement and 2011 HOA Budget Projection: James Wolcott moved approval, 2nd: Doug Weiss . Approved: All.

C. 2011 HTCR Developed/Undeveloped Dues

2011 HOA dues were recommended to remain the same as 2010. James Wolcott moved approval, 2nd: Doug Weiss. Approved: All.

D. HTCR Delinquent Dues Report

As of this meeting date, dues for 2010 and related fees for late payment of 2009 dues and interest are unpaid by Lot 10 (Developed). All available legal remedies will be pursued to collect all amounts owing.

E. Road Maintenance Plan 2011.

Motion to approve as proposed for partial seal coating in 2011: Shannon Saramaa moved approval. 2nd: James Wolcott. Approved: All.

F. 2010 Expense Reimbursement

Motion to approve Mark McClurg's itemized miscellaneous expenses: James Wolcott moved approval 2nd: Shannon Saramaa. Approved: All.

G. Definition of "Developed/Undeveloped Lot"

A "Developed Lot" shall be any lot within the Highlands of Turkey Canyon Ranch for which a Certificate of Occupancy has been issued or any commercial or other improvement has been completed that requires the HOA roadways to be maintained for continual access. "Developed" lot dues shall be assessed against any lot that meets the above definition commencing the first full year after meeting the definition. Motion to approve: Susie McClurg 2nd: Doug Weiss. Approved: All.

H. Other Business

James and Susan Wolcott are going to be moving. James will likely be commuting from New Mexico around January 1. James has been blading the roads along with Doug Weiss and Mark McClurg. Mark has obtained estimates from Mountain Air Excavating for back-up snow removal. They have provided an accepted proposal of \$80/hour.

VI. Adjournment

Mark McClurg adjourned the meeting at 8:15 PM. Susie McClurg served as Secretary Protem for Marshia Hill.