

# **Highlands of Turkey Canon Ranch HOA**

## Annual Meeting Minutes

November 2, 2011

### **I. Call to Order**

Mark McClurg called the Annual Meeting of the Highlands of Turkey Canon Ranch HOA to order at **7:15 PM on November 2, 2011** at the home of Mark and Susie McClurg, 15795 Phantom Canyon View, Colorado Springs, CO 80926.

Roll Call

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

Mark McClurg-President

Ken Bishop-Vice-President

James Wolcott-Treasurer

Sue Wolcott, Craig Hill, Paul and Laura Kolivoski, Lisa Weiss, Susan McClurg and Corey McClurg

Owned lots represented in person        13

Owned lots represented by Proxy        2

### **II. Approval of Minutes from Last Meeting**

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

### **III. Old Business**

A. Road condition review: Avery Asphalt reviewed condition of all HOA roads this past summer and found them to be in excellent condition. Recommended that Henry Ride Heights be seal coated and all cracks filled. This was accomplished in summer 2011.

B. Turkey Canon Ranch HOA: No issues to report or action to be taken relative to projects in common with Turkey Canon Ranch HOA.

- C. Lot 20 Litigation Review: Lot 20 litigation was successfully completed in March 2011. All attorney fees, back HOA dues and special assessments and interest and fees were recovered when the lot was sold at a Sheriff's Sale in spring 2011.

#### IV. **New Business**

##### A. Election of Officers

1. Election of Treasurer for term to expire December 31, 2012. Susie McClurg nominated Paul Kolivoski, Laura Kolivoski seconded the nomination. Unanimous approval.
2. Election of President for term to expire December 31, 2014. Ken Bishop nominated Mark McClurg, Paul Kolivoski seconded the nomination. Unanimous approval.

##### B. HTCR Financial Report/Operating Budget. Accepted as presented.

- C. HTCR Developed/Undeveloped dues for 2012. Ken Bishop moved that dues for 2012 be set at \$1,800 annually for a Developed Lot and \$900 annually for an Undeveloped Lot, a 25% reduction from 2011. James Wolcott seconded. Unanimous approval. It was noted that the financial position of the HOA is excellent and that the approved dues structure will allow the HOA to continue to build substantial reserves adequate for all HOA maintenance/operating needs going forward.

- D. HPCR Delinquent Dues report. All homeowner dues are currently paid-in-full.
  
- E. Road Maintenance Plan 2012. No major maintenance expenditures are planned for 2012.
  
  
- F. 2011 Expense Reimbursement Requests. Mark McClurg submitted a Reimbursement Request for various HOA expenses including Entrance Gate power and phone service, HOA meeting materials and postage, HPCRHOA.com domain registration costs, etc. in the amount of \$1,291.31. Ken Bishop moved approval. James Wolcott seconded. Unanimous approval.

V. **Adjournment**

Laura Kolivoski moved for adjournment. James Wolcott seconded. Unanimous approval. Susie McClurg served as Secretary Pro Tem for Marshia Hill.