

Highlands of Turkey Canon Ranch HOA

Annual Meeting Minutes

October 30, 2012

I. **Call to Order**

Mark McClurg called the Annual Meeting of the Highlands of Turkey Canon Ranch HOA to order at **7:40 PM on October 30, 2012** at the home of Ken Bishop, 15820 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

Paul Kolivoski-Treasurer

Laura Kolivoski, Lisa and Doug Weiss

Owned lots represented in person 9

Owned lots represented by Proxy 6

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

Paul Kolivoski moved approval. Ken Bishop seconded. The minutes were approved as read.

III. **Old Business**

A. Road condition review: Road condition overall is excellent. No road maintenance expenditures are planned for 2013. The road repair sinking fund will continue to be funded with available funds in 2013.

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

IV. **New Business**

A. Election of Officers

1. Election of Treasurer for term to expire December 31, 2015. Doug Weiss nominated Paul Kolivoski, Laura Kolivoski seconded the nomination. Unanimous approval.
2. Election of Secretary for term to expire December 31, 2015. Paul Kolivoski nominated Susie McClurg, Laura Kolivoski seconded the nomination. Unanimous approval.

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

C. HTCR Developed/Undeveloped dues for 2013. Laura Kolivoski moved that dues for 2012 remain at \$1,800 annually for a Developed Lot and \$900 annually for an Undeveloped Lot. Lisa Weiss 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 anticipated HOA maintenance/operating needs going forward.

D. HTCR Delinquent Dues report. Lot 16 is in arrears for 2012 Dues, administrative fees and accrued interest on unpaid items. Monies were set aside in the 2013 budget for legal fees to collect Lot 16 dues if needed.

E. Gate Operation/HOA Access. Moved by Doug Weiss to change all Highlands gate entrance codes every June 1 to limit unauthorized entry in to Highlands by outside parties. Seconded by Laura Kolivoski. Unanimous approval.

F. 2012 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, etc. in the amount of \$1,447.17. Doug Weiss submitted a Reimbursement

Request for maintenance truck blade repairs (\$555.63) and fuel (\$300) used for snow removal. Ken Bishop moved approval. Paul Kolivoski seconded. Unanimous approval.

V. **Adjournment**

Doug Weiss moved for adjournment. Laura Kolivoski seconded. Unanimous approval. Meeting adjourned at 8:35 PM.