

Highlands of Turkey Canon Ranch Filing 2
Homeowners Association
Minutes

1. The meeting was called to order by Robin Morley, President of the Homeowners Association (H.O.A.) at 6:05 PM April 19, 2004.
2. Attending the meeting:
Robin Morley – President
Mark Morley – Vice President
James Morley – Treasurer/Secretary
Mark McClurg – Newly elected Board Member

Also attending were residents:
Robert Frazee
Ellen Frazee
Susan McClurg

3. First order of business was to replace Robin Morley as President with Mark McClurg which was seconded by James Morley taking the Board from four Board Members to three. James Morley remains Treasurer/Secretary and Mark Morley remains Vice President.
4. New business: to approve Peoples National Bank as the H.O.A.'s bank. Robin Morley will set up the bank account with Mark McClurg and James Morley as authorized signatories.
5. Establish the monthly dues to be paid annually or bi annually retroactive to January 1, 2004. Residents shall pay \$60.00 per month. Non-residents shall pay \$30.00 per month.
6. Road improvements and maintenance: after discussing the pros and cons of paving versus chip and seal it was decided that the developers would seek bids to pave all unfinished roads with a 4" lift and have existing paved roads patched where required and have an additional 2" lift placed over the existing 2" mat. Engineering and Surveying will be hired to provide paving companies with road profile prior to bids.
7. The Board approved the hiring of Hogan and Hartson as the H.O.A.'s legal counsel.
8. The Board or a Member of the Board will contact Acordia and Brown and Brown to get bids on liability insurance for the development and Board Members.
9. At the request of Stephanie Johnson "Lot Owner" regarding dead tree removal and capping the dollar amount per lot owner, the Board decided a cap would not

meet the intent of Section 120 of the conditions, covenants, restrictions and easements for Highlands of Turkey Canon Ranch Filing 2. It was decided given the fact that Colorado has been experiencing severe drought conditions over the last couple of years that dead trees will only increase the chances of a potential burn in the development. Lot owners should focus on the removal of dead trees where they are clustered. The Board is not so concerned about one dead tree in a stand of healthy trees but when there is a grouping of dead trees in an area. These trees should be removed.

10. Tele-conferencing H.O.A. members who cannot attend the meetings was discussed. It was felt that there is no economical or logistical way to provide this at the present time. It was decided that the minutes would be available by mail or e-mail for those who request them. The Members will need to provide e-mail addresses to the Board. The Board will also notify all owners approximately three weeks in advance so owners can mail/e-mail questions and comments to be brought up for discussion at the future meeting.

11. James Morley moved to close the meeting at 7:15 PM April 19, 2004, seconded by Mark McClurg.

Highlands of Turkey Canon Ranch Filing 2
Homeowners Association
Minutes

1. The meeting was called to order by Mark McClurg, president of the Homeowners Association (HOA) at 6:18 PM December 6, 2004.
2. Attending the meeting:
Mark McClurg – President
Mark Morley – Vice President
James Morley – Treasurer / Secretary

Also attending were residents / property owners:
Susan McClurg
Robin Morley
James Wolcott
Shannon Saramaa
Ellen Frazee
3. First order of business was to discuss April 19, 2004 (old business).

- A) Road Improvements: James Morley has been working with Rocky Mountain Materials for completion of road work. A bid for the work was received with work to begin in late spring / summer 2005.
- B) Peoples National Bank is now the bank for the HOA
- C) Dues for 2004 and 2005 have been established and are currently being collected. \$60.00 per month for residents and \$30.00 per month for non-residents.
- D) The Board has approved the use of Hogan and Hartson as the HOA's legal counsel. Unfortunately, our attorney has left. Mark Morley is pursuing other options with them.

New Business:

1. Custom Landscaping has been retained for snow removal.
2. Tall Timbers has been retained and has completed the removal of dead and deceased trees along the roadways. Also, Tall Timbers will spray the trees along the roadways and identified home sites (up to the individual lot owners) beginning this spring. They will be spraying both spring and fall.
3. As mentioned in old business, Hogan and Hartson was to be retained by the HOA. One of the first priorities was to have been the preparation of a notice to the owner of Lot 20 to remove all construction materials located on the lot and roadways. This will still be pursued but not sure if Hogan and Hartson will be handling it.

4. An architectural review committee has been established for review of new housing plans.
5. New street signs will be ordered and put up this spring.
6. Because of the delay in road improvements the road turn over agreement will be modified and extended.
7. Mark McClurg will be meeting with the lower HOA (Turkey Canon Ranch HOA) to discuss their revised dues. We do not approve of their modifications.
8. James Wolcott will be investigating how to repatriate the mineral rights which the federal government currently holds on some of the properties. His concern has to do with the potential, no matter how unlikely, of a group coming in and possibly leasing the minerals from the federal government i.e. natural gas.
9. Mark McClurg moved to close the meeting at 9:15 PM December 6, 2004.