

# Highlands of Turkey Canon Ranch Annual HOA Meeting

## Annual Meeting Minutes

[www.highlandstcr.com](http://www.highlandstcr.com)

Wednesday, October 25, 2023 6:30 PM

Home of Jerry and Karen Moore

15836 Spanish Peak View

Colorado Springs. CO 80926

### 1. Call to Order/Review of past meeting minutes

Meeting called to order at 6:44 PM.

Quorum verified (18 lots represented in person or via proxy) and Minutes from 2022 Annual meeting reviewed and accepted.

Motion: Susie McClurg Second: Doug Woolley Vote: Unanimous

### 2. Old Business

#### a. Road repair, condition review

Discussion: Road condition reviewed. Roads first paved in 2006. Erosion control completed 2007. All roads first sealcoated 2008. HOA assumed control of roads 2009. Snow will be plowed by residents in 23/24. Plow schedule will be texted to Highlands Owners text group. Person responsible for plowing will text road status to residents when roads plowed. Roads scheduled to be crackfilled in 2023. Dues will be increased for '24 to begin to rebuild road reserve funds for future road maintenance.

#### b. Trash collection

Discussion: Current dumpster capacity and operation adequate for foreseeable future. Rate through 12/24 will be \$148.95 @ month, reduced from Waste Connections proposed rate of \$415.

**c. HOA gate operation**

Gate operation acceptable.

**d. Highway 115 repair update**

Highway 115 repair project scheduled to be completed 12/23. That will not happen. Project should be completed sometime in 2024.

**3. New Business**

**a. Election of Officers-President (3 year term)**

Election for President. Mark McClurg nominated for three year term

Motion: Karen Moore    Second: Doug Woolley    Vote Unanimous

**b. New Business-discussion of fire risk, water cistern**

Discussion: Doug Woolley presented a very comprehensive review of the fire risk(s) for our area and possible action steps/solutions to research in the future. Doug will work with the Colorado Dept. of Forestry to initially review actions steps that might be taken to improve safety of the HOA and individual homes in the HOA. HOA budget was later amended to authorize spending up to \$500 for research-related expenses. Doug will report back as information becomes available.

**b. HTCR 2023 Financial Report/2024 Operating Budget**

Discussion: Jeff Johnston, HOA Treasurer presented 2023 Financial Report. HOA is in sound fiscal condition but large road maintenance expenses incurred in 2023 have reduced our anticipated year-end HOA assets by \$36,167.85 from 2022 year-end total. Additional future anticipated HOA road related expenses will require increasing HOA dues for owners to create adequate reserves. Proposed 2024 HOA Operating Budget reviewed with proposed dues of \$600 for Undeveloped lots and \$1,800 for Developed lots. Proposed budget amended to also authorize \$500 donation to Highway 115 Fire Department.

Motion to approve 2023 Financial Report and 2024 Operating

Budget.

Motion: George Wadeson Second: Doug Woolley Vote Unanimous

**c. HTCR Developed/Undeveloped Dues for 2024**

Discussion: Increasing HOA dues structure for 2024 was discussed. Recent HOA expenditures have increased over historical expense levels for road repair and maintenance. In order to build reserve funds up for anticipated road maintenance expenses, it was proposed to double HOA owner dues going forward.

Motion to set 2024 HOA dues at \$600 for Undeveloped lots and \$1,800 for Developed lots.

Motion: George Wadeson Second: Doug Woolley Vote Unanimous

**d. HTCR 2023 Delinquent Dues Report**

Discussion: All dues are current as of Dec. 31, 2023. No property is past due.

**e. 2023 HOA Expense Reimbursement**

Discussion: Mark McClurg presented \$239.20 in HOA related expenses for reimbursement.

Motion to reimburse Mark McClurg \$239.20

Motion: **Doug Woolley** Second: George Wadeson Vote Unanimous

**f. BLM Land access, other new business**

Discussion: TCR property owner adjacent to BLM land access is attempting to limit HOA resident access to BLM land. His actions are in violation of easement access available to all HOA property owners.

Discussion: HOA has typically donated funds to Highway 115 Fire Department. HOA will once again donate \$500 in 2023.

**4. Adjournment**

**Mark McClurg, President**

Motion: Ray Ballister Second: Susie McClurg Vote Unanimous

Meeting adjourned at 8:52 PM.